

**Ainaloa Community Association  
Minutes of Regular Meeting  
February 5, 2024**

**CALL TO ORDER**

The meeting was called to order at 6:02 p.m. by President Randy Kilhoffer.

**ATTENDANCE**

Board members present: Adam Broad, Ed Eisermann, Judy Haney, Joyce Harris, Randy Kilhoffer, and Michael Pipta. Members absent: Michael Dodge.

Association members present: Aileen Alvarez, Keoni Alvarez, Donna Chinn, Colleen and Hunter Chumbley, Desmond Divine, Uilani Hale, Jerry Hanley, Becky Jones, Carol Kankosky, Ruth Love, Isaac and Cheryl Mahoney, Natasha Shook, Frances Stone-Cabael, Tiana Swafford, Kainoa Torres, Jody Wiedemann, Renee Whittington, Mark Whittington, and others not indicated on the sign-in sheet.

**STATEMENT FROM GUESTS**

Frances Stone-Cabael cited a piece of land on King Kamehameha Drive that belongs to the Association and has weeds that encroach onto her property on Ainaloa Drive. She requested that these weeds be trimmed. President Kilhoffer confirmed the location and will have the road crew trim it as soon as possible.

Becky Jones announced Movie Night on Friday, February 9, the monthly Yard Sale on Saturday, February 10, and the Newcomers' Group meeting on February 15, all to be held at the Longhouse.

The Puna Community Medical Center has requested the use of the Longhouse, free of charge, to hold their meeting. The date will be determined, pending availability.

**BE IT RESOLVED** that the use of the Longhouse, free of charge, be granted to the Puna Community Medical Center for their meeting at a date and time to be coordinated with the Longhouse calendar. Motioned by Judy Haney, seconded, and approved unanimously.

Keoni Alvarez reported that speeding vehicles present a problem on Anthurium Drive. He requested speed limit signs at points along the road, saying that posting speed limits on the backs of stop signs is insufficient.

Tiana Swafford would like additional speed humps on Paradise Drive, toward the Boulevard side.

Keoni Alvarez, a member in good standing of the Ainaloa Subdivision, called for Randy Kilhoffer's resignation as President of the Board. Mr. Alvarez cited his designation as a

cultural descendant to protect unidentified ancestral Native Hawaiian remains within a lava tube that traverses certain parcels located in the Ainaloa Subdivision. As a cultural descendant and protector of *ahupua'a*, and of cultural practices, Mr. Alvarez voiced his belief that President Kilhoffer does not employ the spirit of Aloha in his relations with Ainaloa residents, staff, and other board members, that he makes decisions unilaterally without the input of other board members, that he does not work cooperatively, that he micromanages Ainaloa projects, and that he fails to meet Ainaloa project deadlines.

Member Ruth Love suggested that President Kilhoffer possibly could benefit from counseling, saying that other persons have spoken at only one board meeting and been reluctant to return or speak again because they felt that they and others were not properly respected by President Kilhoffer.

The board thanked Ms. Love and Mr. Alvarez for their thoughts and accepted Mr. Alvarez' offering of a Hawaiian chant, along with documents verifying evidence of an ancient burial tube beneath certain parcels of the Ainaloa Subdivision.

#### **APPROVAL OF MINUTES**

In a review of the minutes of the meeting held on January 8, 2024, President Kilhoffer explained that the receipt for "Caretaker's Phone" was actually for a new telephone, not the monthly bill, and that the quote for the speed hump on Ainaloa Way should be for Ainaloa Drive. He also requested that the word "the" be inserted into the resolution for the first mailing of the Termination of Mailbox Use. Becky Jones requested that the minutes of the December 4, 2023 meeting reflect that a request for Randy's resignation from the board was made by Ed Eisermann.

**BE IT RESOLVED** that the minutes of the meetings held on December 4, 2023 and January 8, 2024, be approved as amended. Motioned by Michael Pipta, seconded, and unanimously approved.

#### **COMMITTEE REPORTS**

**Treasurer's Report** – Michael Pipta submitted the February 2024 treasurer's report. As of January 31, 2024, the balance on hand in the General Account was \$740,572.94, and the balance in the Payroll Account was \$17,537.38. The balance in the Community Fund Savings Account was \$4,147.13.

There arose a question regarding the status of lien filings, which the board explained are current, and a member requested an audit, which the board will explore.

**BE IT RESOLVED** that the Treasurer's report for February be approved as presented. Motioned by Joyce Harris, seconded, and unanimously approved.

All bank statements are kept on file at the Association Office.

The Community Fund Savings Account is reported quarterly.

**OLD BUSINESS**

**Update on mailboxes** – President Kilhoffer reported that there are seven new and thirty-two refurbished mailboxes remaining for assignment. They are being allocated at a rate of four to seven per week, and he anticipates completing assignments within six to eight weeks.

**Payment to Stacy’s Drafting** – This concern has completed drafting service for the ACA for the construction of an architectural structure for additional new mailboxes.

**BE IT RESOLVED** that a payment of \$822.16 be made to Stacy’s Drafting of Hilo for services rendered in providing drafts for a new mailhouse structure. Motioned by Michael Pipta, seconded, and unanimously approved.

**Rekeying of mailboxes of those whose dues payments are not current** – The question arose regarding when we intend to commence this process. It was decided to wait until after the annual meeting on March 4, 2024.

**Delinquent Assessments Procedures, Item 8** – It was agreed to delete the second sentence: *“The Association will have the opportunity to take ownership of the property.”* ACA possession of any such property would happen only through the auction process, and there are no plans for the Association to bid on any such property. This updated version will be made available at the annual meeting and will be posted on the ACA website, [Ainaloa.org](http://Ainaloa.org).

**Policy and Procedure Manual – Easement Maintenance**

This item will be discussed at the next regular 2024 board meeting.

**BE IT RESOLVED** that the proposed Easement Maintenance P & P be tabled until the next regular board meeting. Motioned by Joyce Harris, seconded, and unanimously approved.

**Tenting of Longhouse and Caretaker’s Cottage** – The tenting for termites is scheduled for March 7 and 8. Michael Pipta will secure a suitable Air B&B to house the Caretakers during the tenting process.

**BE IT RESOLVED** that Michael Pipta be authorized to arrange for an Air B&B, NTE \$200 per night, to house the Caretakers for the night of March 7, 2024. Motioned by Michael Pipta, seconded, and unanimously approved.

**NEW BUSINESS**

Becky Jones observed that certain discrepancies in the 2024 mailing of annual letters, the proposed budget, the ballot/proxy form, and the biographical material merited consideration of whether those documents should be amended and possibly resent. These discrepancies included that the forms were mailed too early, that the annual meeting was not properly noticed, that her biographical information was changed, and that the proposed Delinquent Assessments Policy included a statement that should be removed. In a follow-up

statement, she said that she since had learned that the dispatch date for the mailing was set by the office staff.

Secretary Joyce Harris spoke about these issues, explaining that the annual letter has not in the past been a vehicle for noticing the annual meeting. She presented the chronology for the assembling of information to be mailed, and that the acceptance of a late application prompted last-minute changes, one of which was overlooked, but once discovered generated an immediate corrective response. In addition, she is telephoning those who are entitled to a fourth choice for a board position, to follow their instructions as to its disposition. In any case, these votes will not affect the outcome of the selection of board members. She further indicated that the processes currently in place are always subject to refinement, as those who administer them continue to learn.

The 2024 annual meeting will be noticed sometime during the present week, as it was in 2022 and 2023, which is comfortably greater than the 21-day minimum required by HRS421J.

#### **Additional statements from guests**

Tasha Kawaihalau, a member in good standing, requested that Randall Kilhoffer be removed from the board of directors for the reasons cited previously by Keoni Alvarez.

Alfred Yadao, member in good standing and resident for 34 years, requested the resignation of Randall Kilhoffer from the board, in agreement with the prior statements of Keoni Alvarez.

Kainoa Torres, a 24-year member in good standing, requested the resignation of President Randall Kilhoffer, for the reasons provided by Keoni Alvarez.

Others who, by written request, wished to be officially noted as supporting the resignation of Mr. Kilhoffer from the board included Blake Day, Gwendaline Day, Carol Dencker, Desmond Divine, John Doran, Becky Jones, Ruth Love, and Lynda Waipa.

#### **EXECUTIVE SESSION**

In a motion by Ed Eisermann, seconded, and unanimously approved, the meeting was adjourned to Executive Session at 8:17 p.m. to discuss personnel matters.

In a motion by Judy Haney, seconded, and unanimously approved, the meeting was adjourned to regular session at 8:33 p.m.

#### **REGULAR SESSION (resumed)**

**New UV Light** - A new UV light is needed for the Longhouse water treatment system.

**Resident reluctance to relinquish mailbox key because of delinquent dues** – One member who owes \$2,000 in delinquent dues does not believe that to be the correct balance

and has asked for proof. The office staff will access the records to present her with the breakdown.

**ADJOURNMENT**

In a motion made by Adam Broad, seconded, and unanimously approved, the general meeting was adjourned at 8:43 p.m.

Next meeting: Annual Meeting, March 4, 2024, at 7:00 p.m.

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Joyce Harris, Secretary