

Ainaloa Community Association
Board Meeting Minutes
April 1, 2024

CALL TO ORDER

Meeting was called to order by President, Ed Eisermann at 6:02 pm

ATTENDANCE

Present: Ed Eisermann, President; Mark Jones, Vice-President; Michael Pipta, Treasurer; Becky Jones, Secretary; Michael Dodge; and Adam Broad
Absent: Natasha Shook due to illness

Sign up sheet of Members and guests present are on file.

OPEN FORUM

Daniel Z. suggested the ballot design include Rank Choice Voting to alleviate some of the confusion and ballots with too many votes. Also to review proxy voting system and to separate candidates from issues.

Kainoa T. Wishes to donate file cabinets to the Association.

Joao C. asked what is needed to do an audit. The Treasurer responded with information from research done so far. Joao also asked who owns the Caretakers Cottage and about the Contract.

Carol K. asked about the status for the 501c3 work that was done previously. The Treasurer shared that more information is still needed. Volunteers stepped forward to work on that committee to continue that work. Carol also reported that the Easter Event was successful

Kainoa T. asked about Community Service and was told that Probation simply hasn't referred anyone for awhile.

Joao C. asked for an update on the tractor and the Board explained the hold up on the recent order, the new one that is available, but at a cost higher than recently approved, and that the current tractor is currently out of service.

APPROVAL OF MINUTES

Michael Pipta moved to approve the minutes of the March 3, 2024 Annual Meeting with minor corrections, seconded and motion carried.

Michael Dodge moved to approve the minutes of the Board Meeting of March 4, 2024 with one correction, seconded and motion carried.

COMMITTEE REPORTS

Treasurer's Reports - Michael Pipta presented the Treasurer's reports for February and March 2024. Becky Jones moved to approve the February Treasurer's report, seconded and motion carried. Becky Jones motioned to approve the March Treasurer's report, seconded, and motion carried.

Joao C. asked about an interest bearing option for the Reserve Account. Becky Jones asked the Board to create guidelines and procedures related to the Reserve Account.

OLD BUSINESS

Update on Mailboxes - Becky Jones presented a summary of the mailboxes available, mailboxes needing to be rekeyed, and work still needing to be done to get all mailbox users on the same agreement with the Association. Michael Dodge motioned that \$1,550 be approved for rekeying available, surrendered boxes, seconded and motion carried. Michael Dodge motioned to approve up to \$750 to do a mailing to complete the agreement process with the remaining residents, however, that motion was withdrawn until other low or no cost options are explored when multiple alternatives were offered and discussed.

Paved Walking area - Adam Broad gave an update on work completed and work remaining to be done citing greater safety, usability of that area, and beautification as the benefits for this work.

Shipping Costs for Adult Swings - Michael Dodge did not have an update for this project.

Policy and Procedures Manual - Becky Jones asked for any copies Board members have for work done so far.

NEW BUSINESS

Quarterly Member Sessions - A handout with dates and potential topics was distributed. Next Session is scheduled for April 15th, 6pm, at the Longhouse.

Challenge to Election on March 4, 2024 - The attorney has not responded to the Board's request for guidance on how to proceed. Questions from members and guests were answered. Ed Eisermann pointed out that the names on the whiteboard on the night of March 4, 2024 will be eligible to be on any ballot resent.

Billing for 2024 Assessments - Timing and expenses for the upcoming annual assessments were discussed.

Expense requests - The request for a new filing cabinet was passed due to an offer from a member to donate two file cabinets.

Michael Dodge motioned to approve the purchase of a new vacuum (\$157.07 on Amazon) for the office, seconded and motion carried.

The request for 4 new basketball backboards and rims was modified to a request for 2 backboards until breakaway rims could be found for the lower backboard option. Michael Dodge motioned to approve \$700 for two backboards, seconded and motion carried.

Adam Broad motioned to approve \$230 for a water dispenser for the Association office, seconded, and motion carried.

Michael Dodge motioned the Board adjourn to Executive Session, seconded, and motion carried. 8:34pm