

Ainaloa Community Association
Board Meeting Minutes
July 1, 2024

Present: Ed Eisermann, Mark Jones, Michael Pipta, Becky Jones, Michael Dodge. **Absent:** Natasha Shook. Sign in sheet of Members and guests present is on file.

Call to Order: Meeting was called to order at 6:00 pm by President, Ed Eiserman.

Open Forum: Paving of Kuhio was addressed. Today was the deadline for bids and two were received.

A request for a Book Swap location for individuals to exchange books was discussed. Judy Haney stated that she spoke with the Caretakers who agreed to oversee the Book Swap area. The Board gave its approval for that project.

Approve Minutes from June 3, 2024: Michael Pipta moved that the minutes be approved as presented. The motion was seconded carried.

Committee Reports: Michael Pipta presented the Treasurer's report. Becky Jones motioned that the Treasurer's Report be approved as presented. The motion was seconded and carried.

Old Business:

Mailbox Update: Approximately 440 letters went out to mailbox users requesting they sign a user agreement. Roughly 40 mailbox users have liens and were contacted to make a payment plan. The board continues to offer a 90-day grace period for mailbox users to become in good standing and retain their mailbox. The Pahoa Postmistress approved Ainaloa's procedure to close boxes if necessary. The Postmistress stated there may be an opportunity for Ainaloa to obtain used mailboxes from the Keaau Post Office for free.

Revote Update: Ballots will be counted starting at noon on July 2, 2024. Several people have volunteered to help. The guidelines for how to identify invalid ballots was made available. A board resignation opens an additional position on the board to fill with the revote.

Cell tower in the Park: In response to last months' discussion about the cell tower, it was reported that the tower in the park is not operational.

Electrical Update: Michael D. stepped forward to find electricians to quote the electrical repairs that are needed on Ainaloa property.

Security Recommendations: Alerts Alarms needs to be contacted regarding locations that need additional security monitoring. The need to monitor via cell phone was also discussed.

Park Usage Agreement and Insurance: Mark Jones motioned that this topic be tabled until after the revote. Motion was seconded and carried.

New Business:

501c3 Committee: Committee Chair, Ruth Love, was absent. Mark Jones motioned to table until the next meeting. Motion was seconded and carried.

Reserve Fund: A sub-committee is needed to work on a Policy for the Reserve Fund. Becky Jones volunteered. Ed Eisermann suggested Michael Pipta serve on the committee. Michael Dodge and Dan Zwyer are also interested.

Long Term Planning for Ainaloa: Becky Jones shared the number of newly built, home in the process of being built, and newly cleared lots came to 323 in a count last month. The need for planning for growth in the subdivision including mailboxes, staffing, parks, etc. was briefly discussed. Michael Dodge moved that a Strategic Planning Committee be formed that includes members from the community. A request will be made for volunteers at the July 15, 2024, Member Quarterly Session.

Meeting was adjourned at 7:17 pm to Executive Session to discuss Personnel matters and attorney/client issues.