

Ainaloa Community Association
Board of Directors' Special Meeting
Tuesday, August 20, 2024, Ainaloa Longhouse

Board Members Present: Ed Eisermann, President; Michael Pipta, Treasurer; Becky Jones, Secretary; Michael Dodge; Kainoa Torres; Joao Campos. Absent: Mark Jones, Vice-President.

Sign in sheet for members and guests present is on file.

CALL TO ORDER: 6:01 pm by President Ed Eisermann. It was noted that there are two sets of meeting minutes to approve. It was announced that the meeting is being livestreamed on Ainaloa Ohana Watch Facebook page and future meetings will be made available via ZOOM by the Association Board.

APPROVE MINUTES:

July 1, 2024 Minutes – Michael Pipta motioned to approve the minutes as written; motion was seconded and carried.

August 5, 2024 Minutes – Kainoa Torres motioned to approve the minutes as written; motion was seconded and carried.

STANDING COMMITTEE REPORTS:

Treasurer's Report – Presented by Michael Pipta who summarized and presented the report. Becky Jones motioned to accept the report as presented; motion was seconded and carried. Michael Pipta also presented and summarized a monthly update of the budget comparison based on the profit and loss statement and it is available for review.

Roads Committee Report – Kuhio paving is underway. Discussion of forming a roads committee as a standing committee resulted in Kaina Torres and Joao Campos volunteering to serve on that committee. It was suggested that input from members be welcomed, as well. A motion to form a Roads Committee was made by Joao Campos; the motion was seconded and carried.

OLD BUSINESS:

Electrical Update – A summary of electrical work needed on Association property was presented and a request for obtaining bids and overseeing the completion of the work. Ed Eisermann will contact the electricians and request bids.

Security Update – Additional security needs were being researched by Mark Jones. This will defer to Mark Jones as he began that work.

Park Usage Agreement and Insurance – A proposed form for reservation of the park for individuals, groups, sports teams, etc. Tabled until Mark Jones is able to participate.

501c3 Committee Update – Ruth Love was not able to attend but reports that their next committee meeting is September 18th at 6:00 pm.

Reserve Fund – An outline of individual issues to be addressed in creating guidelines and policies for Reserve Fund was distributed. It was suggested that possibly a separate meeting is needed to discuss this. Michael Pipta shared what the bylaws state about Reserve Fund. Ed Eisermann outlined why a reserve fund is important to protect the members from unexpected large expenses. This topic will be addressed along with budgeting when that is addressed.

Long Term Planning for Ainaloa - The strategic planning committing meeting met and Val Belnap gave a quick review. Board members Kainoa Torres and Joao Campos attended that meeting. Needs and ideas were discussed related to the committee's future progress. Michael Dodge will participate in that committee along with Kainoa and Joao.

NEW BUSINESS:

Revote Results - The outcome of the revote was reviewed. Joao Campos was appointed to fill the recent Board vacancy and that position will appear back on the ballot at the next annual meeting, per the bylaws. Kainoa explained that the vacant position was offered to individuals who were next on the list of those who received the most votes and Joao was the first to accept.

Delinquent Assessment Policies and Procedures - Becky Jones explained that the new policy is now in place and being followed. The first late notices went out this week for those who still have a balance owed and over 1,300 letters went out. There will be three notices that go out explaining the delinquent assessment process and options available. Mailboxes have been a motivator and the Board's 90-day grace period has been explained and put into place for several folks. Michael Pipta asked if mailboxes will eventually fall to the staff to handle and Becky explained that she originally thought that but realizes that the need for additional mailboxes and the connection between mailboxes and payment plans will create more work than can be absorbed by current staff. Late fees were discussed and are traditionally charged in October. What was being called interest by the prior board, was actually a late fee. After a discussion, Joao motioned that late fees be discontinued from this point forward. The motion was seconded and carried.

Board of Directors' Ethics Statement – was explained and copies made available.

Quarterly Member Session Report – Gwendaline Day was not in attendance and the report she submitted was briefly discussed regarding the July 15th members' session. Their next meeting is October.

Bus Stop Shelters - Kainoa Torres outlined the process he followed in securing a promise of sheltered bus stops in Ainaloa. Kainoa needs to follow up with the Transportation office to finalize the project. The County agreed to not only cooperate, but to take care of the permitting and construction of the project both on Ainaloa Blvd. and Ainaloa Drive. The timing was perfect as there are grants currently available.

Squatters – Tabled to the next meeting when Mark Jones can present.

Speed Limit Signage – This is a big project for our roads. The Neighborhood Watch coordinator, Colleen Chumbley, presented a proposal for signs or stencils based on figures she received. Signs vs stencils was discussed. 15 mph speed limit stickers on the back of stop signs that currently exist was pointed out. This is a project that can be considered in next year's budget. The question was asked whether we have money in this year's budget for purchasing one stencil for a test to see how well it wears and how often it needs to be redone. The question about unpaved roads was mentioned and potentially using signs for those roads. A motion was discussed to test a stencil, but dollar figures are not available. Ed Eisermann will send the email packet to Joao Campos who agreed to get further information.

OPEN FORUM:

The packet of information and program outline for what the Strategic Planning Committee will use in its work was explained and shared.

A request for using the Longhouse for a play was discussed. Gwendaline Day's role as Family Activities Chairperson was presented as a resource. Collection of fees was briefly addressed.

ADJOURN TO EXECUTIVE SESSION – 7:10 PM.