

AINALOA COMMUNITY ASSOCIATION
BOARD MEETING MINUTES
OCTOBER 7, 2024

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

Members and Guests Present: Sign in sheet is on file and available on request.

Approval of Minutes from 9/9/2024: Motion to approve minutes with one typo correction of the word minute to minutes in the first paragraph by Michael Dodge. Motion seconded and carried.

Standing Committee Reports

Treasurer's Report: Michael Pipta reviewed and explained the monthly report. A question regarding the final invoice for Kuhio road was asked and answered. Becky Jones motioned to accept the report as presented. Motion was seconded and carried.

Roads Committee Report: The withholding of the final \$10,000 due for the paving of Kuhio was explained and will be paved once the road is striped. Joao Campos explained gathering bids for stencils and paint. A third bid is being sought and the cost will be approximately \$500-600 per stencil. Paint is anticipated to be approximately \$100 per gallon. Will seek board approval for the test of stencils once all bids are available.

Old Business

Electrical Update: Ed Eisermann left a report in his absence that he is still seeking all three needed bids for the work and getting return phone calls has been challenging. Becky Jones reported there may be at least one new potential electrician to contact. This item will carry over to the next month's agenda.

Security Update: Mark Jones spoke to a new company, NPI, and will also get the written quote from Alert Alarm, as well. Quotes will be flexible and system chosen will be customizable. Additional information will be made available when provided.

Park Usage Agreement: Form was presented and discussed, as well as a new, updated form for Longhouse rental. Charging an additional \$50 for tables and chairs as a way to fund the need to replace worn and broken tables and chairs was discussed. Longhouse rental form needs to be corrected to reflect deposits (not rental fee) is refundable if no damage. Joao motioned to accept both forms with the corrections discussed along with an additional \$50 for rental of tables and chairs. Motion was seconded and carried.

501c3 Committee: Ruth Love updated the group on the committee's progress, intent, and examples of projects the 501c3 can address, and requested the board agree to an affiliated 501c3

and to fund the initial expense for application to both the State and Federal IRS. The initial paperwork, the costs, boards, and use of current personnel, bookkeeping, etc. was discussed at length. Michael Dodge motioned that the Board approve an amount not to exceed \$1,000 to form an affiliated 501c3 be approved pending approval of the application paperwork. Motion was seconded and carried.

Strategic Planning Committee: An update was not available.

Bus Stop Shelters: Kainoa reported that the County said they were pulling their previously promised support for this project. Kainoa and Becky will continue to seek help with this.

New Business

Halloween Party plans were presented by Gwendaline Day as well as a new, monthly potluck. The board voiced their approval for both events.

Squatters: Mark Jones discussed the problems and frustrations that squatters cause for owners, neighbors, and the Association and a brief discussion was had on the topic. It is agreed that not near enough is available to help owners out in this matter.

2025 Budget: The board reported that plans and preparations for a preliminary budget has begun and a brief recap was presented.

Open Arms Church: The history of the church's use of the longhouse as well as the current request for contribution from the church toward the expense of using the longhouse was discussed thoroughly. Joao Campos motioned that the church, and any other non-profit that can provide a letter from the IRS showing their nonprofit status be allowed to use the longhouse up to ½ day for \$25. Motion was seconded and carried.

HEMIC Dividend: Becky Jone reported that the Worker's Compensation carrier will be paying the Association the maximum dividend earned due to the experience rating of 0%.

Open Forum:

Question about the attorney was asked and answered; a new attorney has been obtained.

Bulletin Board at the mailboxes was requested when it comes to budget discussions.

Ballards in front of the mailboxes was suggested.

Poison on the easements on the cane grass was discussed.

Meeting was adjourned to Executive Session for Personnel Matters at 7:46 pm.