

Ainaloa Community Association
Annual Member's Meeting and Annual Board Meeting
Minutes
June 2, 2025

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

Board Members Absent: Vice-President, Mark Jones

List of members and guests present in person, and on Zoom, is available upon request.

CALL TO ORDER President, Ed Eisermann, called the meeting to order at 6:04PM.

QUORUM It was announced that quorum was met.

RULES OF CONDUCT Rules of Conduct were reviewed and copies were available for all in attendance.

APPROVAL OF MINUTES Minutes of May 5, 2025 were reviewed. Michael Dodge motioned to approve the minutes, they were seconded and motion carried.

March 4, 2024 minutes of the prior year's Annual Meeting were available for review but previously approved on April 1, 2024.

PRESIDENT'S REPORT President Ed Eisermann read the report which included the following key points: Ainaloa's 60th anniversary is coming up in 2026 – Ainaloa continues to see growth in services and new homes – Annual assessments were not increased last year and there is no anticipated increase this year – many improvements to Association property, added equipment and continued maintenance of roads – over \$200,000 was collected in delinquent assessments over the last year making improvements possible – mailboxes are all fully assigned and a new mailbox facility is planned for the coming fiscal year – Kuhio Drive was paved last year and Tangerine Road will be paved this year.

TREASURER'S REPORT Treasurer Michael Pipta reviewed the report. Capital improvements are reflected on the budget and other possible paving and improvement projects may be possible. Assessment collections are helping with these projects. A question about delinquent fees was asked and answered.

ROAD COMMITTEE REPORT Joao Campos reported that much effort went into road maintenance this year. In addition, vegetation removal and improvements to easement on certain roads have received much needed attention, speed bumps were painted, and signs are being worked on. Stenciling of speed limits on the roads is still pending. Bids for the paving of Tangerine are being solicited. The possibility of

paving half of Sugarcane is being explored, as well, and will be dependent on the bids received. The question of whether bids will be available was asked. A question about how bids are chosen, and the answer was it is an overall “best bang for the buck”. Information will be available at the office after the bid process is completed. A question about location of the speed bumps was asked and any request for a specific location should be submitted. Boulders on the roadside, derelict and abandoned vehicles, basketball backboards, and other items on the easement were discussed briefly.

WEBSITE DEVELOPMENT An update was given.

ELECTION A question was raised from the floor about whether an absent candidate could be elected. Roberts Rule of Orders was reviewed and the answer found stated that an absent candidate can be elected, but they must accept the nomination for that election to be valid.

The tellers finished counting the ballots and proxy forms submitted that night along with previously submitted votes and reported the following outcome:

Amanda Ortiz-Medeiros	365 votes
Joao Campos	337 votes
Ed Eisermann	259 votes
Mark Jones	240 votes
Jason DeKemper	125 votes
Jason Droste	75 votes
Sha’le Madrona	41 votes
Alfred Yadao	1 vote
Olivera	1 vote
Budget	Passed
Bylaws Ratification	Passed

The three vacant positions, by virtue of cumulative voting, go to Amanda Ortiz-Medeiros, Joao Campos, and Ed Eisermann. Amanda and Joao will fill 3-year positions and Ed Eisermann will complete a 2-year term position.

501c3 COMMITTEE Ruth Love was not available to report.

STRATEGIC PLANNING COMMITTEE Jason DeKemper explained that after tonight’s meeting, the full list of the community’s feedback will be made available. Next meeting will be Tuesday, June 24, 2025 at 6pm at the Longhouse picnic tables. It was suggested that some people are unable to attend all the different meetings and asked, why aren’t they done at the Board meetings? It was explained that each committee meeting cannot be accomplished effectively within the Board meeting.

MEMBER’S QUARTERLY SESSION The function of these meetings was explained and the next meeting is July 14, 2025 at 6:00pm at the Longhouse.

FAMILY ACTIVITIES COMMITTEE Roberta Belnap discussed upcoming and recurring events. Also that next year is Ainaloa's 60th and asked residents to please submit ideas for how to celebrate that milestone.

YARD SALE COMMITTEE Amy Luker is co-chair with Jennifer Adamaitis, who are working to gather more vendors for the monthly yard sale on the second Saturday of the month. Proceeds go towards funding the Family Events Committee activities. Keeping those funds in a separate account with the Association versus having a separate account were briefly discussed.

OPEN FORUM The question about who votes for officers was addressed and pointed out that it is spelled out in the bylaws. One resident pointed out that one candidate did not get "equal time" and felt that the election had lost its integrity. That same resident held up empty envelopes from the Association rubbish and claimed that ballots had been in those envelopes. The Board explained that the rubbish issue was reported previously, was investigated, and no wrongdoing was found. Using a third party vendor to handle ballots and the counting of ballots was proposed. It was suggested that a committee of concerned citizens explore this option along with the cost and legalities.

ANNUAL BOARD OF DIRECTORS MEETING

CALLED TO ORDER at 7:56pm.

ELECTION OF OFFICERS The Board discussed and chose the following officers for the 2025/2026 Fiscal Year: Ed Eisermann - President, Joao Campos – Vice-President, Michael Pipta – Treasurer, Becky Jones – Secretary. Amanda Ortiz-Medeiros expressed interest in learning the Treasurer's and Secretary's positions.

ANNUAL DUES The Board unanimously voted to maintain the Annual Assessment at \$225 per year for the 2025/2026 Fiscal Year.

ADJOURNMENT Meeting was adjourned at 8:14pm.