

Ainaloa Community Association  
Board Meeting Minutes  
July 7, 2025

CALL TO ORDER      President, Ed Eisermann, called the meeting to order at 6:01 pm.

Board present - Ed Eisermann, President; Joao Campos, Vice-President; Michael Pipta, Treasurer; Becky Jones, Secretary; Michael Dodge, Director; Kainoa Torres, Director; Amanda Ortiz-Medeiros, Director

Members and Guests Present in Person and on Zoom are available upon request.

APPROVAL OF MINUTES – June 2, 2025 – Michael Dodge motioned that the minutes be accepted as written. Motion was seconded and carried.

#### STANDING COMMITTEE REPORTS

TREASURER’S REPORT - Treasurer, Michael Pipta presented and reviewed the Treasurer’s Reports for May, June, and July 2025. Becky Jones motioned that all three—May, June, and July—Treasurer’s Reports be approved as presented. Motion was seconded and carried. Year-to-date versus budget report was also presented and explained.

Updating signatories on the bank account was tabled until the August meeting.

Audit – the Board has discussed having an audit performed for this year and then continually every 5 years. Audit expense will become a budgeted item. The Board will seek bids from auditors.

ROADS COMMITTEE – The road crew is busy with work, and quads and other off-road vehicles are causing damage and excess work on the soft surface roads. Bids have been collected for the paving of Tangerine Drive and will be evaluated over the next month.

#### OLD BUSINESS

MAILBOXES – Lighting for the existing mailbox structure will be replaced and repaired on July 23<sup>rd</sup>. The new mailbox structure requires permits and bids before that work can begin. The current waitlist is 67 and people who move out of Ainaloa are getting better about surrendering keys. Mailboxes are being reassigned as quickly as possible.

## NEW BUSINESS

ELECTION RESULTS – After a discussion regarding all the issues that arose from the Annual Meeting being rescheduled twice, and the Special Meeting that was required to temporarily reduce the quorum to make it possible to hold an Annual meeting, a motion was made by Joao Campos: Motion that the Board hold a Special Meeting to discuss the quorum and other related topics on a date to be determined. Motion was seconded and carried. Kainoa Torres suggested that the bylaws be amended to allow digital voting.

## OPEN FORUM

Hope Services addressed the members and answered questions regarding their program on Treefern Drive. They apologized for not including and notifying the neighborhood and stated they want to rectify that now and as they move forward. They explained that they met with Planning Director Darrow who told them they can place 5 individuals in each house for now and they have two potential paths to gain approval for the full 10 and 8 individuals in each house; one option is for a Special Use Permit, and the other option is for approval through the Governor's Proclamation relating to Homelessness. Several members and guests spoke up and asked questions. Once questioned having individuals recovering from the hospital and needing continued medical care and that being done in a home on catchment water. When asked if they have plans for housing for these individuals to transition to upon leaving the medical respite, Hope Services replied they already have 3 other leases in the neighborhood. Members and guests expressed anger toward the Board and wanted to know what they are doing about this. It was explained that several elected officials were invited to the Board Meeting, but none chose to attend. When asked if the members want to see another meeting where they can address local leaders, a number of hands shot up. Becky Jones stated she will make arrangements for an additional meeting.

Jamie Madrona, Road Maintenance, asked questions, stated concerns, and complaints. He verbally stated Friday would be his last day.

Kainoa Torres addressed the Board, Members, and guests and announced his resignation.

The meeting recessed to Executive Session. Executive Session adjourned at 9:49 pm.