

Ainaloa Community Association
Board Meeting Minutes
September 8, 2025

Board Members Present: Ed Eisermann, President; Joao Campos, Vice President; Michael Pipta, Treasurer; Amanda Ortiz-Medeiros, Secretary; Becky Jones, Director; Jason DeKemper, Director. Absent: Michael Dodge, Director.

Members and Guests present: List is available upon request.

CALL TO ORDER: 6:04 pm by President Ed Eisermann.

APPROVE MINUTES:

Michael Pipta motioned to approve the August 8, 2025 minutes; motion was seconded and carried.

Becky motioned to approve the August 23, 2025 minutes; motion was seconded and carried.

STANDING COMMITTEE REPORTS-

Treasurer's Report – Joao motioned to accept the treasurer's report; motion was seconded and carried. During the report, Michael Pipta also made copies of the Ainaloa accounts available for review.

Motion was made by Becky to remove the Community Fund account from the Association's accounts to the Family Events Committee as it is unused by the Association in any way. The topic was shelved till the next board meeting.

OLD BUSINESS:

Mailbox Update – There is a project in the works to move all the mailboxes to a different location and install additional boxes in that location which will lessen the stress on the waitlist, fix the traffic issue, and make it easier on the post office carriers. 88 members are currently on the waitlist.

Audit Update – Carbonaro has sent a schedule and list of what they need for the audit. The audit is to start in February 2026.

Website Update– The person who was working on the website is moving out of Ainaloa. Looking for any new volunteers who would like to try their hand on this project.

NEW BUSINESS:

No new business was discussed.

OPEN FORUM:

Hope Services– The medical respite has been in operation since mid-August. They have doubled the staff on duty at all times, and the privacy fence has been installed at the neighbor's request. House rules were read at the meeting, and copies have been given to the board. Copies of house rules are available upon request in the office. If an individual were to go against the house rules, they are to be put on a behavioral support plan and if there continues to be an issue, the individual is to be removed from the program and moved to a different facility. The emergency proclamation has also been approved.

Billing– There were issues with the September statement. It was explained that there was a typo on the date that had caused much confusion. There are no late fees and the Association plans to honor the date posted on the statement for this year.

Easement– Second mention by a member about the trailer that is parked on the road by the speedbump on Treefern Dr. There have been many complaints about the easements and roadways being blocked by cars, trailers, containers, etc. Please give the addresses of the individuals blocking these areas to the office and they will send out notices to the owners of these properties. If the issue continues, police action may be required.

The office has a card reader in operation for anyone wanting to pay their annual dues with card.

The road crew has been working to push back the easements to increase visibility and space on the roadways. They have found an abundance of trash. Discussion for potential community trash pickup day.

Adjourned: Meeting was adjourned at 6:55 PM.