

Ainaloa Community Association
Board Meeting Minutes
October 6, 2024

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

Members and Guests present: List is available upon request.

CALL TO ORDER: 6:00 pm by Vice President Joao Campos.

APPROVE MINUTES:

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

STANDING COMMITTEE REPORTS-

Treasurer's Report – Michael Dodge motioned to accept the treasurer's report; motion was seconded and carried. During the bills paid report, there was found to be an issue with the lack of subtotal on the report. Though the subtotal is missing, the amount was calculated at the meeting to be equal to the amount used from the association account and subtotal is to be added to the official report.

Roads Committee – Tangerine Drive road construction is proceeding smoothly and paving is starting soon.

OLD BUSINESS:

Community Fund Account– Motion was made by Becky Jones to remove the Community Fund account from the Association's accounts to the Family Events Committee. The motion was seconded and carried pending discussion with said committee.

Zoom Update – A member has requested to handle the Zoom platform to potentially remedy the issues made aware by multiple members.

Mailbox Update – Over 100 members are currently on the waitlist. The Association is looking for an individual or business to create the blueprints for the new mailbox structures. Notices are going to be posted on the mailboxes of delinquent members. Locks will begin to be changed following the due date on the notice which is November 3, 2025.

NEW BUSINESS:

Proservice – Motion was made by Jason DeKemper to use ProService as our HR department; motion was seconded and carried. They will be handling payroll, training the employees and many other benefits. Start date still to be determined.

Holidays – The Association will be participating in the holiday events for both Halloween and Christmas. Motion to approve the use of up to \$300 for Halloween candy posed by Michael Dodge; motion was seconded and carried.

Cottage – Motion to use Pro Plumbing & Solar by Becky Jones for plumbing and propane modifications on the cottage at the cost of \$3,141.36; motion was seconded and carried.

OPEN FORUM:

Hope Services – Following the previous parking issues, steps have been put in place for the staff and patients to follow. There should be little to no further issues.

Easement– There is a repeated issue with rocks, plants and other obstructions on the easements. Please contact the Ainaloa Community Association office about any blocked easements so they can be noticed for removal, as they can be hazardous to cars and the road equipment used by the Association and/or members of the community.

A member brought up a problem with the road paving being higher than their, and others', driveways.

One member recommended that the Board add an additional \$250,000 to the Reserve Fund account.

Ed Eisermann did a road inspection with Loeffler to evaluate the roads that need to be repaired. Still in discussion, no actions being taken at present.

Executive Session:

The board recessed to executive session at 6:41 PM to discuss a personnel matter.

Adjourned: The general meeting was adjourned by Joao Campos at 7:13 PM.