

Ainaloa Community Association
Board Meeting Minutes
February 2, 2026

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

Absent: Michael Dodge, Director; Joao Campos(excused), Vice President.

Members and Guests present: List is available upon request.

CALL TO ORDER: 6:00 pm by President Ed Eisermann.

APPROVE MINUTES:

Michael Pipta motioned to approve January 5, 2026 minutes; the motion was seconded and carried.

STANDING COMMITTEE REPORTS-

Treasurer's Report – Becky Jones motioned to approve the treasurer's report; the motion was seconded and carried. The audit has had a change of schedule. It was originally set for March but has been changed to April for site work and to be finalized in May 2026.

Roads Committee –Uilani Drive repairs and paving are finished. The Association is still going to be paving a new road this coming year and continued maintenance on the roads in disrepair. There will be a new policy next year for the upkeep and maintenance of the roads. The Association is considering passing Ainaloa Drive to the county as an access road so that the county will be responsible for the road's maintenance.

OLD BUSINESS:

Delinquencies – The Association has addressed mailboxes, liens and payment plans, but there are still delinquencies of \$619,655 throughout 681 different accounts. Going forward the Association will be considering collection agencies and potential3 foreclosures as routes for delinquencies.

OPEN FORUM:

188 people on currently on the waitlist for mailboxes which should be resolved with the new structure.

Q. When is (Association) dues? A. It is due on the 31st of July.

Q. Why is the budget not on the ballot? A. Bylaws do not require it to be. It was mailed with the ballots, will be handed out on the 1st Monday of March, and incorporated with the Board

of Directors Annual Report. There is nothing stating that the budget needs to be approved with the ballot.

Q. Where is the state law on changing the quorum? A. They were passed out at the meeting that it was voted on. Either members or the board can vote to change the quorum. Copies of the law are available upon request from the office.

Q. Do you need to have a driver's license to be a Board Members? A. Would need to confirm so no answer at this time, but if they are driving a company vehicle or driving onto Ainaloa property, whether it be an employee or board member, then yes. The Association's Insurance agent will be contacted for clarification.

Q. On Ainaloa Drive, there is an electric fence for animals along the roadside. Was it taken down? The member was spoken to about its removal. Since the fence is still up, further actions will be taken.

Q. Does the Association have any control over the mail? Mail is the responsibility of the Post Office, so no.

The board recessed to Executive Session for a Personnel matter.

Adjourned: The meeting was adjourned by Ed Eisermann at 7:23 PM.