

Ainaloa Community Association
Annual Member's Meeting and Annual Board Meeting Minutes
March 2, 2026

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

Members and Guests present: List is available upon request.

CALL TO ORDER: 6:01 pm by President Ed Eisermann.

QUORUM: Quorum was announced as established.

APPROVE MINUTES:

Michael Dodge motioned to approve February 2, 2026 minutes; the motion was seconded and carried.

President's Report – Ed Eisermann had read out the Rules of Conduct. Mailbox structure plans are done and drawn. The project was delayed by county's request to hire a structural engineer to calculate rain flow. Cottage is done and being rented. New lighting has been installed in the Longhouse back parking lot. Speed signs have been installed. Audit preparation is in motion. Longhouse in the works for a refresh involving new windows, paint, light panels and more. 60th Anniversary coming up on May 16, 2026. All are welcome to join in the celebration.

Roads Committee Report– The board recognizes that we have not been maintaining paved roads other than the paving of one new road yearly. Uilani Drive was 30k under the budgeted amount. The board will be working on a budgeted procedure to renew and maintain damaged paved roads. Azure Drive is the next road to be paved.

Treasurer's Report – Had a surplus due to steps taken including the mailbox restriction if dues are not paid. QuickBooks is making it easier to keep up with dues paid. There is a credit card machine installed in the office for members payments. The 2026 budget has been completed for this year.

A special thank you from Michael Pipta to the Board and Members for his 6 years as treasurer experiencing where we were to where we'll be.

STANDING COMMITTEE REPORTS:

Families Activities –Upcoming events including a Pancake Breakfast, Easter Egg Hunt, and 60th Anniversary. For the 60th, any volunteers or ideas are greatly appreciated. The event will

The Annual Member's Meeting was adjourned at 7:50 pm.

Annual Board of Directors Meeting

CALL TO ORDER: 7:50 pm by President Ed Eisermann.

Annual assessment for 2026/2027 will remain \$225 by unanimous vote of the Board.

Appointment of Officers – The 2026/2027 fiscal year officers are as follows: Ed Eisermann, President; Mark Jones, Vice President; Joao Campos, Treasurer; Amanda Ortiz-Medeiros, Secretary.

There is a tax exemption for subdivisions with private roads. Becky has more on the topic.

Adjourned: The meeting was adjourned by Ed Eisermann at 8:04 PM.