Ainaloa Community Association
Board Meeting Minutes
October 5, 2026

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

Absent: Mark Jones, Vice President.

Members and Guests present: List is available upon request.

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

APPROVE MINUTES:

Joao Campos motioned to approve August 3, 2026 minutes; the motion was seconded and carried.

September 14, 2026 minutes did not need approval. Due to lack of quorum, the meeting was cancelled but open forum still happened.

STANDING COMMITTEE REPORTS-

Treasurer's Report – A final check of the full balance was cut to Friends of Ainaloa from the Community Funds account. The account should be closed soon.

Joao Campos presented the September 2026 Treasurer's report. Michael Dodge motioned to approve the treasurer's report; motion was seconded and carried.

Joao Campos presented the October 2026 Treasurer's report. Michael Dodge motioned to approve the treasurer's report; motion was seconded and carried.

70% of members have paid their dues as of October 5, 2026.

Roads Committee – Azure Drive paving started this Monday, October 5, 2026. Weather permitting, project expected to be completed within 3 weeks.

OLD BUSINESS:

Mailbox Update – Original person who was working on the permitting is too busy, so the association will be looking for a new Civil Engineer for the construction. The board is also waiting on bids for the project.

Fiscal Year – Bylaws state that the Association runs on a fiscal year (July 1-June 30), however the dues are collected in fiscal year, and the budget is made for a calendar year. To fix the issue, it needs to be done in 30 days.

Motion: We instruct the accountant to file a short year tax return for January 1 through June 30, 2026 with the necessary notification to the IRS that we are now using the fiscal July 1 through June 30 of the following year. Because we are correcting our accounting to fully follow the fiscal year as specified in our bylaws, I motion the board meet to amend and correct the budget to cover the remainder of the fiscal year to June 30, 2026.

The motion was made by Becky Jones and seconded by Amanda Ortiz-Medeiros. The board vote resulted in 4 for and 2 abstaining. The motion was approved.

NEW BUSINESS:

Rental Fees – Longhouse rental was discussed and no changes were recommended. Table and chairs rental fees were discussed with no changes made but funds will go into a separate category to fund purchasing of new tables.

Longhouse Fundraising – Longhouse is not meant for fundraising but with the yard sale, events and other activities we'll have to discuss with the attorney about the legal aspect of the use of the Longhouse moving forward.

OPEN FORUM:

Rekeying of mailboxes scheduled: 33 boxes potentially to be reassigned. Waiting for the post office to change the locks, check was already cut and cashed.

Q. How come the USPS doesn't deliver directly to houses? A. Post office not accepting house delivery request.

Mailboxes belong to the Association, so any damage is our responsibility.

Members from Hibiscus Drive and Silversword Drive made a complaint about their neighbors having overgrown vegetation. Letters were sent by the Association and the State.

The process of foreclosure will be started for the members with liens from delinquent dues.

The board recessed to Executive Session for a Legal matter at 6:53pm.

Adjourned: The meeting was adjourned by Ed Eisermann at 7:51 PM.