

# HAWAIIAN ACRES COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

16-1235 Moho Rd  
Kurtistown, HI 96760

April 25, 2021 | 1:30 PM

## 1. Call to Order

Board of Directors meeting called to order by Doug Schabell (President) at 1:35 PM. Taken place at Hawaiian Acres Community Association Center and via Zoom meeting for remote board members. Social distancing and mask protocol upheld.

## 2. Roll Call

See sign-in sheet. Lopaka Milliora and Diane Winslow marked absent.

## 4. Approve Past Minutes

Corrections added -- corrected board member names.

Jim Hoffman moved to approve the corrected meeting minutes of March 28, 2021. Fred Hofer seconded the motion.

Vote: Yes - 8, No - 0. Unanimous. Motion carried.

## 5. President's Report: Doug Schabell

- a. *Yearly Liability Insurance Costs Update*: Price down ~\$150/month from last year (\$492/month in 2020 FY). Motion to pay the finance payment price (monthly payment after with 25% down and 6.3% + \$167/year finance fee) over upfront cash price of \$7,091 because the savings of the cash price does not outweigh the need for a financial cushion in case of emergencies at this time.

Fred Hofer moved to approve the motion. Jim Hoffman seconded the motion.

Vote: Yes - 8, No - 0. Unanimous. Motion carried.

## 6. Vice Presidents' Report: Lopaka Milliora

- a. Community Watch Update: Not present

## 7. Secretary's Report: Lisa Bevier-Sakimura

- a. *Update on Road Improvement District*: Joint Letter of Intent has been submitted to the County. Currently, HACA is waiting to hear back if the County will accept the Road Improvement District proposal for consideration thereby holding a public hearing and a vote for the matter. HACA will perform due diligence to inform the community and lot owners when, and if, HACA gets a timeline from the County. As always, all information about the Road Improvement District such as the Joint Meeting Minutes, Letter of Intent to County, Road Improvement District FAQs, Proposed Road Improvement Options Maps, and Photo Drive Survey Link are all available on the Hawaiian Acres Website under "Roads."

## 8. Treasurer's Report: James Kiley

- a. *Discuss Treasurer's Report March*: See handout. New software implemented for displaying accounting information is preferred over Quickbooks since Quickbooks nonprofits. All accounts are currently reconciled and balanced. James Kiley will prepare more report displays for the next meeting.

- b. *Reviewing Best Practices of HOAs*: See handout. Overall, our board is doing many of the best practices and procedures outlined already. Quarterly or semi-annual audit of the accounts from a different board member is a recommended process to adopt as an additional safeguard and practice. For reference, independent audits are in place every two years.

Fred Hofer moved to approve the Treasurer's Report as written. Pam Everett seconded the motion.

Vote: Yes - 8, No - 0. Unanimous. Motion carried.

## 9. Old Business

- a. *Real Estate Sales Update (Jim Hoffman)*: HACA is selling two quarter acre residential lots to liquidate assets to raise cash for a commercial-standard safety playground for the community (quotes for the playground are about \$10K, with picnic tables at \$2K a piece). Additionally, HACA pays \$400/year in taxes to hold these unused lots, which is financially draining.

Currently, the lots are listed for \$10K each (or \$20K for both) with 10% of sale going to the contracted realtor. There is an offer for \$15K for both lots with a 45-day close and no survey. It is believed that \$10K is a reasonable price, however it is noted that these lots are not ideally located. HACA can accept the offer, reject the offer, or counter the offer. Jim Hoffman recommends we should counter. Fred Hofer suggests \$17K as a counter, Pam Everett says \$18K as a counter. Guest (Bill, last name unknown) mentions that building a house and renting it out is cost effective use for the land, however liability concerns and upfront costs make this unfeasible at this time.

After discussion landed that the current list price is a reasonable price for lots a motion was raised to counter the current offer at full price (\$20k) and buyer pays all closing costs and title fees. HACA remains responsible for the 10% cost to the realtor.

Pam Everett moved to approve the motion. Vernon Guenther seconded the motion. Jim Hoffman opposed the motion and Fred Hofer abstained.

Vote: Yes - 6, No - 1, Abstain - 1. Motion carried.

- b. *Bench costs and date for installation (Jim Hoffman and Vernon Guenther)*: \$500 allocated for materials to build at least two park benches. Doug has a contact for someone who can volunteer to help pour the cement for the benches, he will follow up with Jim Hoffman and Vernon Guenther. Timeline TBD as of yet for installation.

## 11. Set Date Of Next Board Meeting

The 5th Sunday in May is a holiday weekend, therefore recommended 4th Sunday in May to accommodate schedules: May 23, 2021 @ 1:30 PM.

Jim Hoffman moved to approve the motion. Vernon seconded the motion.

Vote: Yes - 8, No - 0. Unanimous. Motion carried.

## 12. Adjourn

Meeting adjourned at 2:36 PM.