

# HAWAIIAN ACRES COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

16-1235 Moho Rd  
Kurtistown, HI 96760

August 29, 2021 | 1:30 PM

## 1. Call to Order

Board of Directors meeting called to order by Doug Schabell (President) at 1:32 pm. Taken place at Hawaiian Acres Community Association Center. Social distancing and mask protocol upheld.

## 2. Roll Call

See sign-in sheet. Lopaka Milliora and Jim Hoffman marked absent.

## 3. Approve Past Minutes

Vernon Guenther moved to approve past meeting minutes of July 18, 2021. James Kiley seconded the motion.

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

## 4. President's Report: Doug Schabell

- a. Update on Real Estate: Doug described the ongoing process to sell the second real estate lot. Currently, the lot is listed on Zillow without a real estate agent. Doug increased the listing price by \$1,000 and is currently fielding a few calls. Buyer must agree to pay all transaction costs.
- b. Community Playground: Doug has found a Honolulu-based vendor to create a commercial-grade, customized playground. The county has used this vendor in the past. Budget talks are ongoing and the budget is flexible. There is the possibility to apply for grant(s) with private foundations and manufacturers, but research still needs to be done. Call for volunteers to help with this process.
- c. Road Improvement District: Doug described talks with Puna Councilmember Matt Kaneali'i-Kleinfelder; Matt estimated that movement with the County could come by mid-September. Doug clarified that the County, through the RID process, would not cover improved gravel roads as proposed, only pavement. This means the current standing proposal would be to pave 1 Road and the lettered roads only. Anyone who wants to follow along should sign up for the free newsletter on HawaiianAcres.org for updates and key dates. No membership is required to receive the newsletter.

## 5. Vice Presidents' Report: Lopaka Milliora

- a. *Not present.*

## 6. Addressing Board Member Absences

- a. HACA bylaws state, "*Council Members shall not miss more than five Regular Council Meetings in a year or three in a row including proxies. The only exceptions to this rule are personal and family tragedies.*" Doug initiated a motion to send a letter to Lopaka (Vice President) inquiring to see if there is a covered family or medical reason for his absences and, if not, to step down from the position.

Fred Hofer moved to approve the motion. Pam Everett seconds the motion.

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

## 8. Treasurer's Report: James Kiley

- a. *Discuss Treasurer's Report*: See handout.

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

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

## 9. Old Business

- a. Outside Security Cameras: HACA has had more problems outside the building lately, so the discussion of outdoor cameras is relevant. Security cameras would be beneficial to overlook the parking lot and the outdoor shed, especially when the new playground is built. Security cameras are relatively inexpensive and new models connect to the cloud to protect footage in the case of vandalism. Dummy cameras were also suggested. James Kiley has volunteered to source pricing for security cameras, including installation costs and will follow up at the next meeting on his findings.

## 10. New Business

- a. Building Cleaning: A community member has offered to clean the community center either for a fee or trade in-kind to cover the cost of a stall at the community market. The board proposed a 60-day trial of weekly cleaning services. After the trial period, the board can discuss a formalized agreement. Gladys Shade (Assistant Secretary) will reach out to the individual to coordinate the trial and ask about bringing preferred cleaning supplies.

Fred Hofer moved to approve the motion. James Kiley seconded the motion.

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

- b. Finishing work on building: Currently, the building still needs some finishing touches including painting/staining and installing flooring in the office space. Doug motioned to collect bids for the work and estimated the job should be relatively straightforward and would only take a few hours to be completed by a professional. The materials are already in the building. Doug motioned to collect a few bids in the next few weeks and send options by email to the board to vote on in order to expedite the process.

Fred Hofer moved to approve the motion. Pam Everett seconded the motion.

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

- c. Trunk or Treat event for Halloween: The community event held last year was a great success. This year, Halloween is on a Sunday, which is ideal for families. Volunteers mentioned concerns about COVID-19 and brainstormed no-contact engagement opportunities and parameters to encourage health and safety, while also abiding by all county laws. Traffic control is a key concern, therefore hosting online signups to estimate interest in advance will be beneficial for planning. Volunteers will put feelers out to the community now via Facebook to promote the event and collect donations. Fred Hofer volunteered as the committee chairperson.

## 11. Set Date Of Next Board Meeting

Next meeting date: September 26, 2021 - 1:30 pm HST.

## 12. Adjourn

Fred Hofer moved to approve the motion to adjourn at 2:31 pm. Gladys Shade seconded the motion.

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