

**Fern Acres Community Association
Board of Directors Minutes – November 18, 2023
[From audio transcript. Apologies for errors]**

Members Present: JR Paikuli, Patti Pinto, Patty Goodwin, Hank Schultz, Rick Kalauli, Roy Kalili, Ben Vallejo.

Members Absent: Claudia Zirolì

Visitors: Brian Reeder,

CTO:

Minutes:

President's Report: No meeting in December... Next meeting will be Saturday, January 20, 2024. First, first thing that we often do at these meetings is to invite non board members, visiting residents to have an opportunity to speak up, bring a concern or suggestion?

Well, good morning, I'm Brian Reeder.. My wife and I moved here in February. We left the wonderful state of California behind. I'm very pleased to be here. I'm showing up to meetings because I just want to contribute.

JR comments: for our nominating committee, I talked to Brian briefly at our road committee meeting. He has expressed an interest in becoming more involved, possibly serving on the Board to fill one of our vacant positions. I move to nominate Brian to serve on the Board of Directors to fill Seth Cinnamon's vacancy. We've got a first and a second to accept. And so all in favor of appointing Brian to that position show by a raise of hand. One dissent. Passed. [2023-2026] [Discussion] with Ben casting the dissenting vote- He has concerns about the methodologies for finding new Board members, whether everyone has read the Bylaws- he feels that all Board members should have read them and be more informed as to the governance of the Association. [Bylaws and Charter are available on the website to read or download.]
[Secretary is unable to determine from transcript who is speaking...]

Treasurer's Report: You probably noticed, We made PDFs of our financials and emailed them to people so they could look at them ahead of time. So they weren't quite just rushed right before the meeting., I'm hoping that everybody kind of had a chance to take a look at them so I don't have to go over too much about that. I want to say I really appreciate the practice. I think it's great. I think Maria puts these in the middle of the week before the meeting, so look for them in your emails, and print them out, or just browse through your computer, however you want to do it.

[Patty reports on the benefits of the audit.. We knew about what we need to fix. We knew we had to fix and, but it put a kind of an outside third party stamp on it to say, we are clear. I think the valuable takeaway from it that is the new way we're handling the accounts receivables and liens..

I'm trying to figure liens out myself, actually. So, from what I understand, we have, in QuickBooks, it will tell you The, the age of all of the accounts. And so it should be an easy thing to go on there and find who's how far behind. But there's also an issue of paper documents that are filed in there. And they need to be cross referenced with current names and addresses from the county to make sure that we're sending them to the right places. And then...I think there should be a way to, send it certified so that we know if they got it or if it's lost in the mail or for whatever reason we're, not getting a response. There seems to be six hundred delinquents, and so it's a big deal. We have to prioritize the oldest ones, and research mailing addresses.

Moving on, PayPal works. Yay. Yay. This has been a two year, three year battle, it's partially PayPal, mostly us not understanding what PayPal wanted. With many sessions with GoDaddy techs and sending PayPal docs- we finally got it up and running.

Maria questions what to say on the invoices, whether to say that as a friendly reminder and as your first warning, non payment accounts are going to be liened.

[Discussion follows- not able to determine who is speaking]

As we have in the past, and we probably still do, we have some foreign owners that don't believe the road assessment is real. The Japanese owners, we send them special letters explaining to them what it is, but some of them still don't believe it's real. Having the, the delinquent charge and a lien will be filed. Roy asks: what is the amount that has to be late in order for us to put a lien on the property? Two years. Accounts are delinquent after March 31st.

There is an issue with a mainland mortgage servicing company that is working on foreclosures; stating that they only owe for the last six months on the assessment. We have been arguing with them for at least six months- We say that we will not release the lien on the property unless all the charges are paid. So I sent her that whole judgment and, and another invoice with the total amount and said if you want to clear this up, you might as well just pay it.

Patty has prepared a budget for 2024 for the Board to review. Like the Road budget, I wanted to clean up some of the line items for clarity... There is currently no mileage expense for going to town on FACA errands, banking and mail. Roy, Maria and Patty worked on the 90/10 split items- again for clarification, with the new budget reflecting that. Patty moves that the Board accept and approve the FACA budget for 2024. Roy seconds. All in favor, Passed.

[Discussion follows regarding the actual amount FACA collects vs. the budget and money actually spent, the offset from the land sale, collections, mail vs. email of invoicing, and the budget generally. It isn't clear who is speaking]

Road Committee Report: Roy reports that they have been looking at line items to provide more clarity and streamline the accounting... [Budget sheet].

Albert and Roy went to Kona to get two zero turn TORO mowers. After a long day of dealing with faulty machinery, they managed to make two mowers work- asked for a discount/break on cost, and got the three-year warrantee at no cost. It's a one year warranty with the store itself or with the manufacturer and then three years after that. Roy doesn't expect any big purchases in 2024, but they are still looking for a dump truck- which is why it is still in the budget.

They plan on paving the third block on Hibiscus in 2024. Loeffler will do the job for the previous price quote, and will work from the back to the front. They will basically work on patching and prep for paving.

Roy makes a motion that the Board accept and approve the budget for 2024. Ben seconds. All in favor, Passed.

Policy Committee: *[Somebody mentions changes to the Bylaws- re; audit:]* "Um, the policy committee needs to get that on the next year's ballot. Um, May, I believe, when the letter goes out to the members. Um, so we have to get it on the ballot. Um, all our bylaw changes."

[Unable to determine who is speaking] Someone says that they understood that when Seth was on the Board he had access to the website, GoDaddy and others. The FACA computer has been returned to the office, but does he still have access through passwords etc?

[I think] A motion is made to the effect that once reigned from the Board, ex-members should not have access to passwords. *[This is all completely impossible to read... I believe that Rick seconds. Passed. [See below]*

I was gonna just add on to that from what we had talked about at the road committee meeting about the audit being changed.

I have a secondary question to what he just said too, if you don't mind. Okay, sure. Go ahead now and see how it fits. Agreed. Although I don't know the answer. [What's the question again? Seth had access to things like website and other things. Like you were just talking about GoDaddy. He took the computer home. Is all of that access revoked by now? He does still have passwords to GoDaddy. And what else? Because he was getting into a lot of stuff before he quit. And, this is no allegation. This is fact. The computer that he had is now back here. So he doesn't have that anymore. But he does still have the password. So possibly what I should do is change him.

Definitely. Yeah. Let's make that a motion. So we get it recorded. Yeah Okay. So then you brought it up. You want to bring up a motion or craft the wording?

I'd like to set forth a motion to try to make sure access is no longer Or there's no longer access for prior members. Oh, okay. Yeah, that's, okay. So, I think we all understand yeah, yeah. Okay, great. I hope that makes sense. Yeah, yeah. I think we all understand. Yeah, we got it. Yeah, so all, uh, do I have a second?

Okay, that is over here by um, Rick.? All right, and uh, all in favor of that action. All right, and that it's unanimous again. Great, now back to your thing. He brought up a secondary issue. I was just posing a question. As to who would fill his seat on that committee.]

JR asks Brian if he wants to serve on the Board at this time? Brian answers that he understands that he is new and we don't know him yet... He'd like a chance to read the Bylaws and get to know the community... *[A very long discussion follows.. It seems that Brian will stay on the Board as nominated, but 'take a back seat' for a few months?]*

Fire Department: No report.

FANW: No report.

CERT/HUB: Patti reports Our group, I think, just got another grant. We'll find out in a week, to do agriculture programming for the whole community. **We'll** have a series of about ten kinds of classes, and that we will be able to pay a stipend to our local instructors. else you'd like to add before I have a question. Do you have a little more detail on that or can I ask you questions or should I wait for Claudia?

I wrote the grant, yeah. Oh, okay, so that. So, 35, 000. That was our ask and we haven't been confirmed. Okay, so. Ten classes, so that'd be 3, 500 per class. Some of the classes are like five, five different classes, so it's ten different topics. Oh, okay, okay, okay. I was like, what kind of classes are these? Yeah, you should attend, that's gonna be amazing.

So it's gonna be, uh, hoophouse building, uh, soil management, pest management, Aquaculture, uh, vermiculture, hydroponics, and bonsai.. And then, uh, you know, just basically what grows here and how do you do it. Some of those got me excited. I don't even like plants.

Fundraising and Events: Ben, reports we're still at 120 on the bags. And we give all of them away, don't we? Yeah. And, it went smoothly this last one. *[Ben relates something from last food Bank experience]*

JR responds that the request Ben is making should probably be reviewed by a lawyer, then referred to the policy committee.

Annual picnic. I know it's early. I'll always bring it up. See if anyone else has anything they want to add to that. I did see in Patty's budget. She, uh, did have money set aside for that.

Roy had suggested that there be more than one picnic per year. Oh! Oh, yeah. Oh. I just tossed that idea up in the air only because a lot of times only Some other people can make it to the annual picnic, which that would be like our official one. If we did something, you know, maybe like a chili cook off or something. It will be something that we can, um, allow our community to come here and participate in, you know, more community-based programs that we can get to know each other in that sense, instead of just having one.

Yeah, slightly, incidentally, our monthly movie nights. At least turn into a, you know, a fun little cook off between Mackenzie and myself. There was just an idea, just so that, you know, people that can't make it to one can make it to the other. At least be able to participate or show face, so they can get to know our community better.

OK. I like it. And also part of the grant, we're buying more tables and chairs. All good. I have a question. Can I make a suggestion actually on the hub thing? Can we buy some benches? And maybe, like, bolt them down under the hub? That's a good idea. It'd be nice to just have a couple little areas already there to...

As long as there's still room to drop off the food. Right, yeah. What if I have to set it off to the sides or something? Or, I don't know, maybe chain them to a pole? I don't know, but... Yeah, that'd be nice.

At the close of our meetings, I like to ask each Board member if they'd like to add anything... I'm going to start with Hank today with, uh, do you have anything else for the board?

Happy holidays to everyone here and, uh, see you next year.

Patti ? Bill 82 is going to the county council that will, permit the county to spend money on subdivision roads is going to Council December 1st. And it's made it through six weeks of committee hearings, and I think it has a chance of passing. The likelihood is that they will prioritize roads such as we see in Hawaiian Acres first. And as we're such an able and confident group of people, be further down the line, and it'll take about a year to implement after the bill passes. But, it's a good bill. You can go online and check it. It's Bill 82.

It's going before Council on the 1st. My, my understanding of what I've read of it, was that they would, they would help communities that were taking care of their roads, but they weren't going to go in and, and pave roads from the bare gravel, they weren't going to go in and do that. They have redone it, so it is up to their discretion. They will restore gravel with gravel, for instance, unless it is not possible to make it safe. Okay. They are allowed to go up to asphalt, but they're not allowed to do curbs, lighting, and drainage. When I first read it, it, it, it looked to me like it makes us real high on the list because we've taken care of our roads so well.

[?] Does that mean Hawaiian Acres is going to get another county road? That was wrong to me, yeah. And the county does not acquire custody of anything that they approve. Okay. So it stays the same.

The second thing is that Hawaii Tracker is going to be offering a course to train six, uh, social media, uh, People's up to the Hawaii Tracker standard for community communications during the event of a disaster, and I will have information when they start taking applications for those six positions and all the training is going to be done by Hawaii Tracker.

And so we have the possibility of for acres, Facebook and hub site being part of the Hawaii Tracker communications. Network and training one of our, uh, community members in the management of all of this stuff, so it's a great opportunity. And then in January, there's going to be a food summit in Pahoia, which is going to cover a huge amount of agricultural issues, granting, funding, networking, and so that should be really good, and I will keep people posted.

Thank you, Patti.

[Motion to Adjourn?]