

Fern Acres Community Association Board of Directors
Meeting Minutes January 17, 2026

Members Present:, JR Paikuli, Roy Kalili, Hank Schultz, Patti Pinto, Cristi Fields, Joe Utt, Claudia Zirolì.
(Joe is not feeling well and leaves the meeting immediately.)

Members Absent:, , Mark Laret, Rick Kaluli. Joe motions to approve Mark and Rick's absence. Roy seconds. All in favor, Passed.

Visitors: Jake and Julie Kron, Julia Mitchell, Patty Goodwin, Richard Walsh, Susie Regimeabal, Michael Morgan, Stewart Studer, Alexandra Haban, Tomek Bilan, Molly Poellot. Laila Moire-Selvae, Brian Fields, Debra Weber, Benjamin Dixon, Austin Martin, George and Misty Wellman, [others who did not sign in.]

CTO: 9:00am

Minutes: Patti proposes the minutes be voted on for acceptance with correction to be made to FACA budget entry by Claudia. Joe seconds. All in favor, Passed.

President's Report: Welcomes visitors to the meeting.

Many visitors are in attendance.

*JR covers what will be required for all who wish to comment this morning. [** star designates FACA Board member*]

Patty Goodwin- states that she will present written copy of her presentation to the Board re: lack of accessibility and transparency. [see document] pertaining to access to liens while she was treasurer among other issues. Patty suggests that there needs to be more accessibility and transparency. She also wanted to revisit the accounting by Road Committee Chair, Roy Kalili, regarding the \$25,000.00 from summer 2024. She has never seen receipts and justification for the money spent on the truck and repairs etc. [*Note: At the November Audit Committee meeting, Roy and Joe presented all the documentation for the truck purchase and costs. Patty Goodwin said, 'She did not understand what they were showing her.' However, JR, Joe and Roy felt that the accounting was very clear.*]

Benjamin Dixon- Brings up his documents for the Board [see attached] showing his accounting investigation of the MRMA books where he finds a \$84-85,000.00 discrepancy in accounting.

Julia Mitchell- Worked on the attached spreadsheet with Laila and Benjamin. She is a bookkeeper and took the time to work with Maria to examine the suspected errors. She found a few errors in the Quickbook (QB) formulas, but not in the actual accounting. The amount is in our favor- not a negative. She recommends that we start with YTD and rebuild the QB to be rid of the formula errors. RE: The Resident's Committee (RC): She voiced concerns over the structure and compliance of the committee and would like to see the Resident's Committee dissolved and turned into an 'advisory group'. It is currently not in concordance with FACA Bylaws and policies.

*Roy makes a motion that we move all these comments into the appropriate Board points for discussion and action-if needed.

Not accepted for vote- instead, Austin raises his voice to be heard...

Austin Martin calls for point of order: Roy should not be on the FACA Board because he is not a 'legal land owner' in Fern Acres- lacks validity in being a Board member. He asks that the Board make a decision today. He is demanding compliances on the Board- in order to serve, "Who on the Board is a legal owner? Board is not doing their duty. We need to 'TRIAGE' our policies and procedures."

*Patti Pinto suggests that Roy recuse himself from any voting on issues today, but as a resident, he may absolutely participate in discussions and comments.

Austin Martin- Wants all financials reviewed and reconciled in order to determine any issues or discrepancies. Accusations are made that Roy and Maria may be working to conceal facts from people requesting information.

George Wellman- Was a member of the original 7-member Board of the Resident's Committee. He feels that Benjamin, Laila and Austin have separated themselves from the original intent of the RC, which has become the sole view of the RC. He has serious issues about the committee.

Susie Regimeabal- Sounds like we have financial issues. Need an independent, professional audit of our books and accounting procedures. She also feels that we should have background checks on our Board members. She asks if the road crew has liability insurance- our may not allow someone with a bad driving record to drive FACA vehicles or use them for towing other vehicles... Or use them for personal use either.

*JR responds: that he has verified the use of our vehicles.

ACTION JR: Review FACA liability policy.

*Hank adds: In the past, we have had road crew members without a clear abstract who were not able to drive our vehicles under our insurance and had to be let go.

*Cristi asks: Are all our vehicles safety checked and registered? Do other Board members ever drive FACA vehicles?

*JR answers that he doesn't currently know the registration status- he would assume so...

Alexandra Haban- Asks about vehicle use logs.. Do we have them?

Stewart Studer- I am on the road crew. Every morning we check fluids and general equipment, check gas mileage etc. and log it in.

Patty Pipes- Where are those logs kept? Are they in the office and available for us to look at?

*JR: This has never came up before... They could be made available.

Misty Wellman- Moved here in 2019. They were promised that their stretch of road would be paved- it was chip sealed. [What we used at the time] She says Roy has kept the roads in excellent condition. She said that she also had looked at the financials... The amount in question is actually a 'plus' figure- not a deficit. They made it sound like it was otherwise.

Richard Walsh: Re: the office and office hours... Who is the supervisor of the office staff? (JR) When is the office open? What are the hours?

*JR: Office is open by appointment Monday – Thursday.

Richard says the March 2025 Policy and Procedures [most recent edition] requires for office staff to fill out time cards. The biggest complaint is that there is little response when you call in and access to the office is limited. Can we hire someone as office manager to sit in the office?

*JR explains that all employees fill out time cards.

*Patti responds: The office has become unsafe for those working in it. Maria has been repeatedly threatened; police called and reports made.

*JR adds: currently She is paid \$16.00 p/hr as office manager and \$20.00 p/hr as bookkeeper.

Richard Walsh- Are these two positions combined into one responsibility?

*JR: this decision was carefully considered for feasibility and financial concerns.

Susie Regimeabal- Doesn't feel that combining the two positions are necessarily a good idea.

Julie Kron-She has been told by our community police that our FACA vehicles are not currently legally registered/safety and will be ticketed if they are out in the streets. Only one truck is legal. The others are expired. She lists the plate numbers with exp. Dates.

*Roy follows up: The yellow truck is dead. One of the other trucks isn't running...

ACTION: Roy and JR: Follow up on the registration situation for our vehicles. [*Tuesday, January 20- Roy is taking care of vehicle registration*]

Patty Pipes- Re; our office. Couldn't we use community volunteers to answer phones for a few hours each week? Then, there would be more than one person in the office.

*JR: Roy volunteers his time to answer phones. Please submit your name and office experience to the office and we'll do a follow up.

Ken Martin- Lives on Pikake. Has an audit been ordered for this year?

*JR: According to the Bylaws, we are required to conduct a full audit every five years. He explained how and what we have done... There are still two years before we have to have another full audit.

Ken Martin- Asks, are the rumors true that the Treasurer does not have access to the QB info. NO. (Group ?) We want an audit performed now. We want bank statements supplied each month along with the other financials.

*Patti responds: We do a 'certified review' by a licensed professional each year. We are preparing for our review right now. The choice of who performs our financial review/audit was investigated by the Audit Committee, who then reported their findings to the Board for a decision and vote. It was then put out for bid. There are only a few companies who are able to do this kind of financial audit for a non-profit Association...

Misty Wellman- Comments; If everyone has to have a finger on the paper- it becomes too cumbersome. What is the cost of the audit?

*JR: A yearly financial review is about \$10-15,000.00. An audit is \$30-40,000.00 and takes six months.

Benjamin Dixon- The Board is elected by FACA members only. Why? And why the high cost for these audits?

*JR responds that we have talked about this repeatedly- especially with you, Benjamin... It's a matter that has been discussed and resolved. When Maria took over as the Bookkeeper, the books had been left in a mess by the former bookkeeper and office manager. We needed to resolve issues and gain a clear picture of our financials.

Julie Kron: Why aren't our budgets in the Newsletter?

*Claudia responds, The MRMA budget is printed in the Winter Newsletter each January. It will be in the mail shortly.

Tomek Bilan: Can we only pay our fees in the office with restricted access hours? If he makes an appointment, will Maria only be paid for that hour?

*Roy responds that Maria gets paid for the hours she is working- even when she is working from home.

Richard Walsh- Nothing in the Bylaws state that volunteers can/can't work in the office. He doesn't approve of related people working together in the office. How do we record her actual work? She needs to keep logs and show us what she's doing and for how long. He call for the Bylaws to be changed to reflect that FACA members get to vote.

Misty Wellman- Maria does not feel safe while in the office. Having Roy volunteer in the office and to answer phones is appropriate.

Benjamin Dixon-Re: Transparency. They want answers- he feels ignored, maybe that's what makes the office environment feel unsafe- people are upset about access.

Visitor [?] Office has bars on the windows, locks on the doors. Maria should be able to work safely- There is a TRO against one of the persons who physically threatened her. [Roy says the TRO has expired.]

Austin Martin- Maria has tolerated really bad behaviors- He is asking for more in-office staffing and open access.

*Roy responds, All FACA/MRMA issues- Folks often come to the office upset, for instance receiving a letter from the Road Committee to remove obstructions from the roadside, or financial issues... Office staff past and present have been threatened and have to take the abuse.

Visitor [?] Concedes that if it is a threatening or dangerous situation- such as when your house is shot at...

Alexandra Haban- Board members must be property owners. How do we verify and vet our Board members?

Visitor [?] Suggests for safety to conduct business through a 'vendor window'.

*JR refers to Bylaws, Article II: Membership. He suggests everyone read the information.

Patty Goodwin- Is Maria using FACA cars to do banking, post office? She recommends mobile banking..

*Roy responds that mobile banking is too ponderous with so many checks.

[At this point, JR suspends the comments portion of the Board of Directors meeting- regular meeting agenda continues]

Treasurer's Report: Joe has left to go home as he is ill. [See attached] He has prepared the treasurer's report and JR presents the December 2025 financial report as follows:

MRMA	112,538.76
FACA	4,137.14
PETTY PURCHASE	907.16
Money Market	30, 514.99

Hank motions that the Treasurer's Report be accepted as presented – subject to correction. Patti seconds. Five vote in favor, passed. One abstention.

Road Committee: Met last Wednesday. They used our old speedbumps installed in work zones to slow traffic down due to safety issues and speeding motorists. Roy describes how dangerous it is when the Crew is working on the roads. Julie states that she will give them forms to fill out with description and plate number for the police. Roy answers that when they are suited up – there isn't any way for them to fill out a form before the car has gone...

The Road Crew has picked up 15 tons of rubbish and 30 tons of metal this past year. There is a massive pile in the storage yard. He has arranged to have it hauled away for free with big roll offs. They have hauled out old cars for a \$100.00 fee. The car recyclers will pick them up here and haul them off.

In January, the minimum wage increased. Currently paying them \$15.00-16.00 per hour- Roy considers it low for all the work they do.

Road maintenance with the zero-turn mowers has really changed their road work. Vinegar and salt is being used for weed control – and has been for several years. FACA does not use ROUNDUP or similar products.

[Discussion]

At Wednesday's meeting, it was brought up for consideration to purge some of our old equipment, since they are not being used for maintenance now. It would be weed whackers, the Kubota and the John Deere tractors. A sale of those items would go into the Road budget for more equipment/maintenance. We need the right equipment for the job.

Roy is still working on the compost project. There is about 40 yards of material right now. All of the work to date has not cost FACA a penny. He hopes to rent a shredder as needed to handle the drop off material. He doesn't want to purchase equipment that will need as much repair and maintenance as a shredder.

Benjamin Dixon says that Joe stated in the Audit Committee meeting that he would make a motion to add the bank statements to our monthly financial report.

Patty Pipes- Asks when can we bring in green waste to drop off? She also wants to know if there are plans to pave Rose between Plumeria and Lehua? Roy answers that the Road Committee will look into that project. Due to the subdivision of her lot, she is one of the few residents who have a driveway on a cross street.

Visitor [?] Everyone in the community has a vote on road improvements? Correct? Roy answers that the residents are always welcome to come to the meetings. It costs over \$2600.00 to do a mailing – so we can't mail out ballots or whatever when decisions need to be made.

Roy spent \$12,000.00 on new equipment- as methods and equipment demands have changed for maintaining our roadsides. Each crew member maintains and repairs their own equipment and are responsible for its condition. They have one day per month just for maintenance.

Brian Fields asks if Roy could let the Fire Department know when he turns the pile? They would love to come and spray it down for practice.

Patty Goodwin says they should post 'CAUTION' signs while crew is working. Roy says they have big orange caution signs set up in both directions- Always.

Austin Martin- The Bylaws state that anytime equipment is changed out, notification and input/comment has to go to the owners. *[I cannot find in the Charter, Bylaws or Declaratory document any reference to this effect]* Bylaw changes have to be in the newsletter and voted upon by members at the Annual Meeting. JR replies- anything of that magnitude, goes into the Summer Newsletter to be voted upon.

[Ballots go out with the Summer Newsletter with any Bylaw changes and annual elections to be voted on by FACA membership by ballot- not anyone attending the Annual Meeting; This allows out of state owners to voice opinions and vote. Someone shouted out something about \$1000.00 budgeted for notification- never done etc.]

Tomek Bilan- Road Crew could have digital cameras mounted in the trucks to record any traffic problems while they are working.

Richard Walsh- The green waste pile... Is anyone certifying it against invasive species? Roy replies that he brings the pile up to temperature and turns and wets it down according to accepted methods. Richard asks if there is liability involved if say, BIISC catches invasives in the mulch? Can we take steps to prevent that? Roy says he monitors the pile.

Austin Martin- When will Hibiscus be paved? It should be a priority. Roy replies that they have discussed it and will work on the paving plan. He tries to get some paving done on each road. Hibiscus is on the paving list. We will be rolling over about \$120,000.00 to the 2026 paving. Hope to begin late March or April. It depends on how much MRMA revenue we collect.

Laila Moire- Selvage- There is a Google form on the Resident's FB page that you can fill out to identify the top 10 areas you think need attention in order to maximize our paving efforts each year.

Cristi asks if we can add that form to our website? Laila and Claudia both respond. Yes, but we currently use GO DADDY as our web host, which is really problematic getting on to administrate. Laila has suggestions for switching hosts and moving our web page to a new site.

Nominating Committee: Patti is Chair. She says we elect three members to the Board each year to be voted on by ballot in the Summer Newsletter. Richard asks, "Are all positions 'members at large'? How do you get an executive position on the Board?" JR explains the process. [Discussion]

Benjamin Dixon- We have to pay to vote!?

*Hank- In 1967, the people who created our Charter and created our Bylaws, created the system we use today. Membership in the Association funds the day-to-day running of the office. The Declaratory Judgement gives us the right to collect mandatory road fees. We can't use road fees to run the Association. It has always been that way.

Benjamin Dixon- How do we pay Maria's wages?

[Discussion]

Public Safety: Brian reports that the funeral for Fire Chief Kazuo Todd was this past week. 5-Delta is hosting the quarterly Captain's meeting on January 31st. Eight new fire candidates will take the oath. One of our fire crew will have a five-year acknowledgement. They meet the second and fourth Tuesdays for training. They responded to four calls in December- there were two rubbish fires in Fern Acres. Susie asks how to report a rubbish fire?

FANW: Julie reports one burglary on Lehua- turns out it was family related... There was a theft on Plumeria, but no one was there to file a report when the police arrived. One traffic casualty- the person is not doing well on O`ahu. In November there was a large meth bust here. They are still working the case. Three of Puna's 'Most Wanted' are hiding out here. They are very dangerous and well armed. Look on her FB post for photos. The large rubbish dump on Gardenia- Officers are following leads. Community Clean Up on January 31. Meet at FACA at 9:00am.

CERT: Claudia reports that the team met last Saturday. Each month on the second Saturday, the team meets to train. CERT training opportunities are coming up.

HUB: Claudia reports it was quiet during the holidays. We are finally 'in the que' to be funded for the Hawai'i Council Contingency grant and that we were awarded a Food Basket grant to build out our food storage capabilities. Will need many volunteers here in the next two months to get the work done. Also, related to the Hub and CERT.. Laila has been working on our Community Communications Plan. Fliers have gone home with recipients in our last few distributions. This is part of the greater Community Emergency Plan we are working on with Hawai'i Civil Defense and Vibrant Hawai'i.

Fundraising and Events: Annual Picnic? Set date at February meeting. [Agenda item]

Nominating Committee: No meeting..

Audit Committee: Audit Committee met December 12 at 4:00pm. The committee, Chair Joe, Patty Goodwin, Laila Moire-Selvage, JR and Patti. [Patti had to work and couldn't attend] Benjamin Dixon also attended, and as per Bylaws, was not a participant, he nevertheless got deeply involved- and the meeting became chaotic and had to be concluded with no review of the three selected months accomplished.

Policy Committee: Deferred to February.

Internet Committee:

Old Business:

New Business:

Member's Report: Roy would like to work with Resident's Committee and put numbers on the poles with reflective paint. First do the 10th pole, then fill in as can.

Tire and large appliance drive on March 14. People can drop off the week on March 9-12. No outside rubbish or tires!

Hank adds that WE have to pay to get the tires disposed of.. \$6.00 per ton. Laila brought the pole numbers up at CERT, Fire wants it too!

Cristi would request that we add a line item to the MRMA budget for car and appliance pick up costs. She suggests looking into 'smart' safety goggles to record while the workers on out on the road.

Visitor- Plenty rubbish on Gardenia, bamboo and waiwi hanging over the road- very hard to drive it. Roy said he'll get it done.

Julia Mitchell asked about 'dissolving' the Residents Committee... What exactly was the vote- an advisement group? Subcommittee?

[Discussion follows]

ACTION: Claudia- Look up minutes re: RC vote. {Feb Agenda Item?}

Adjourn: Cristi moves to call the meeting to adjourn. Hank seconds Adjourned 11:20am. Five in favor, one abstains. passed.