

FACA Special Board Meeting Minutes – April 14 + 29, 2026 (REDACTED FOR PUBLIC)

FACA Special Board Meeting Minutes – April 14, 2026

Attendees: Julia, Cristi, Laila, Patti, Claudia, Hank. **Meeting Started:** 6:02 PM

Board Business:

- **Minutes:** February 21 minutes approved.
- **Website:** All website updates must be board-approved moving forward.
- **Nominating Committee:** Discussion on nominee eligibility and "Good Standing" status (paid-up dues).
- **Interim VP:** Cristi was appointed Interim Vice President to fill in when the President is unavailable.

Financial Operations:

- **Systems Access:** Discussion on securing QuickBooks access and changing office locks to protect association records.
- **Banking:** Motion to update authorized signatures on association accounts. **Passed.**

Road Committee & Office:

- **Staffing:** Confirmed temporary office hours (Mon-Th, 10 am – 4 pm).
- **Road Crew:** Update on road crew equipment and scheduling. Discussion on training requirements for specialized equipment.
- **Road Chair:** Hank was confirmed as Acting Road Committee Chair.

Newsletter & Bylaws:

- **Deadline:** Newsletter mailing set for May 10, including ballots for Board and Bylaw changes.
- **Bylaw Review:** Discussion on clarifying notice requirements for Special Meetings (Road vs. General).
- **Community Support:** Discussion on "Aloha Ilio Rescue" grant potential for resident pet support.

Meeting Adjourned: 7:20 PM

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FACA Special Board Meeting Minutes – April 29, 2026

Attendees: Patti, Cristi, Julia, Richard, Mark, Felix, Hank, and Laila. **Absent:** Claudia. **Meeting Started:** 6:00 PM

Call to Order: Patti read the Professional Conduct and Public Communications overview.

Bylaw Revisions & Nominating Committee:

- **Committee Update:** The Nominating Committee confirmed terms for recently appointed members (Richard through 2028, Felix through 2027).
- **Board Vacancies:** The upcoming summer ballot will include three roles. Current candidates discussed: Julia, Laila, George, and Jason.
- **Candidate Eligibility:** A motion was made to remove a potential candidate from associate membership and future board eligibility based on conduct violations. **Motion passed** (6 in favor, 1 opposed, 1 abstained).
- **Associate Memberships:** The board discussed the definition and role of associate members. A motion was made to phase out associate memberships via the upcoming Bylaw vote. **Motion passed** (Unanimous).

Financial & Administrative Operations:

- **FACA/Road Fund Split:** Discussion on the 90/10 split (90% to Road maintenance, 10% to shared office/admin costs). Confirmed that community guest Wi-Fi is a FACA expense, not an MRMA (Road) expense.
- **Revenue:** Review of transfer fees and dues. Transfer fees currently provide significant funding for FACA operations.
- **Digital Transition:** To save costs, the board agreed to move toward digital newsletters and email notifications. Sign-up sheets will be available in the office and online.

Petitions for Bylaw Changes:

- **Petition #1 (Member Voting):** Motion to accept. **Passed.**
- **Petition #3 (Road Minutes):** Road Committee will formally record minutes moving forward. **Passed.**
- **Petition #5 (Term Limits):** Proposed 2-term limit for officer roles (unless 2/3 vote). **Passed.**
- **Petition #6 (Disqualification):** Board discussed disqualification for directors removed for cause. Deferred to the Policy Committee for further refinement.

Facilities & Programs:

- **Community Center Use:** New liability waiver and cleaning protocols approved for residents using the community space.
- **Kokua Harvest:** Plans for a community fruit stand were discussed for inclusion in the newsletter.

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Personnel Update:

- **Office Staffing:** Temporary status for the interim Office/Bookkeeper was extended. The board is currently screening applicants for the permanent Office Manager position.
- **Operations:** Access to internal systems was updated to ensure security.
- **Legal/Personnel Matters:** The board discussed a personnel termination and potential recovery of unauthorized funds. This matter has been referred for administrative action and formal correspondence.

Meeting Adjourned: 7:41 PM