

**Fern Acres Community Association Board of Directors
Meeting Minutes October 20 2025**

Members Present:, JR Paikuli, Hank Schultz, Patti Pinto, Cristi Fields, Joe Utt, Rick Kaluli, Claudia Zirolì.

Members Absent: Roy absent, Joe moves and Mark seconds. (10:00 arrival. In emergency room.)

Visitors: (None signed in)

CTO O: 9:00

Minutes: Joe proposed September minutes for acceptance, seconded by Rick. All in favor, Passed.

President's Report: JR would like to request an executive meeting, Hank seconds. All in favor

The Residents' Committee wants to be officially recognized as a Community Committee- and be able to present to the Board. The Advisory Committee status does not require Bylaw change. There are no Resident's Committee present to discuss their status- defer until November meeting.

*No video of this meeting- No Resident's Committee members present to set up video.

Treasurer's Report: Joe reports balances..

BoH MRMA Checking	134,403.66
BoH FACA Checking 7989	4,137.14
BoH MRMA MM 0798	30,513.97
Petty Purchases (Card)	775.25

Motion to accept Treasurer's report- subject to audit- Hank. Patti seconds.
All in favor, Passed.

Road Committee: Met last Wednesday. Hank reports that the mulching project is in full operation. Anyone with a green load must stop at the office, get a place to unload and then THEY must unload themselves- Road Crew will not unload. Joe comments about that someone dropped in this past week- didn't know where to direct. Sign on fence will give info on process. The committee is still working out details. Cristi will look into the professional sign process.

[OFFICE HOURS - OPEN BY APPOINTMENT. Phone and email] ** NEWSLETTER

Need estimates on sign costs- Joe motions that we set aside the sum of \$500.00 to order the sign. JR seconds. All in favor, passed.

Cristi will get this done. IF she can get a two/For deal on a second sign, should she go ahead and order it? JR says to let him know.

Asphalt saw has been purchased for pothole work and repair.

Patti reports that this past week, Council approved and passed Bill 38 starting 2026. She suggests that the Road committee begin looking at increasing the road fees at this point, in order to meet the county threshold. [\$250.00] Information needs to be in the Newsletter. It is suggested that we approve a 15% increase- the amount allowed by the Bylaws.. [Haven't raised road fees for several years.]

Patti submits Bill 38 Ordinance to the Board for review. Synopsis will go into newsletter. Joe makes a motion to increase the Road Fees beginning in 2026 by a maximum of 15%, which would be about \$30.00. to put next year's assessment at \$245.00. The additional increase to reach \$250.00 would be assessed next year.

Joe suggests that we split the increase to reduce the burden of the jump in cost for homeowners to absorb THIS year without tax relief. Could we take the lesser amount for 2026 and take it up to the full 15% in 2027... 2026 would be like- \$225.00 or \$230.00. Then take the full 15% on the larger amount in 2027.

Patti motions that we make a \$20.00 MRMA increase for 2026. [discussion \$235.00 - \$270.00 with a 250.00 rebate in 2027] Joe seconds. All in favor, passed. **NEWSLETTER

Nominating Committee: No report

Nominating Committee: Hank, Cristi Claudia have volunteered.

[Discussion on process]

Policy Committee: Patti, Hank, Patti Chair.

Audit Committee: No meetings- most members have not shown up for the past few meetings. JR would like to get a group to meet before the end of the year. Patti has been looking through the Bylaws to see our directives regarding serving on Board Committees. We need more people to participate- several of the folks who first volunteered, are not able to participate. Tuesday, November 11 at 1:00 audit. Joe said they will pick random months to audit between January and June.

Policy Committee: Patti reports that they have met and reviewed the policies and procedures for the operation of FACA. Board members all have copies of the new policies...

Joe motions that we accept the new Office Policy as read. Hank seconds, one opposed by Cristi. Passed.

[Discussion]

Patti reports that conforming changes were made to Office Manager/ Bookkeeper. Some operations were moved to Treasurer, and the changes clarify office operations and procedures. Formalizes and aligns with Bylaws. Patti makes a motion that we adopt the changes to bookkeeping procedures. Joe seconds. All in favor, Passed.

Proposed are minor changes in policy and structure for Board Committees and Community Committees and their reporting structure during the Board meetings. Joe motions that we accept. Hank seconds. All in favor, Passed. [Please see attached]

Public Safety: Cristi reports they have new members, Welcome to JR as new member. Two car fires and home rubbish/cooking fires. There Was a complaint about not being able to burn brush. FD came up with Police and helped him to understand... not cited.

HUB: Claudia submitted a grant to the Food Basket this past week for approximately \$6800.00. Puna is competing for \$50,000.00. We might get a small piece of that.

Fundraising and Events: 96 bags. We ran out in less than 30 minutes. The bags were very small, and we didn't have any water. Patti asks if our local farmers know to donate? Joe further explains the grant submitted last week. Created a great list of items that would give us greater ability to provide distribution. We will see.

Internet Committee:

Residents' Committee: No representative here.

FANW: Cristi reports that the Pikake rubbish fire responsible party is being held pending seeking help.

CERT: The CERT team met on the second Saturday. Triennial exercise at the airport, Boo at the Zoo, BCT training on Nov 1,2, Veteran's Parade November 8. (no meeting that day), Holiday meeting on December 13.

Resident Advisory Committee: No Rep.

Picnic Committee:

Old Business:

New Business:

Members' Report: Patti met with Neil Azevedo last month re: connectivity. The Puhala extension is one of three upper Puna subdivisions who will benefit by connectivity. Neil mentioned that since Puhala has a 60' right of way, the County may consider taking it and maintaining it. [We would be able to fight this.]

Adjourn: Roy moves to call the meeting to adjourn. Joe seconds Adjourned 10:33am. Executive Committee ends at 10:51am.

New Private Road Tax Credit Established (Section 19-104)

A new tax credit is established for homeowners who must pay for the maintenance of their access roads.

- **Eligibility:** To qualify, the property owner must:
 - Receive a **home exemption** for the property.
 - The only legal vehicular access must be via a **private roadway that is NOT gated**.
 - Maintenance costs must be borne by a **road maintenance organization**.
 - The owner must have paid at least **\$75** to the maintenance organization in the preceding calendar year.
- **Credit Amount:** The credit is equal to the lesser of **\$250** or the amount paid by the owner (up to the maximum of \$250).

Program Administration and Reporting

- **Road Organization Reporting:** The ordinance requires the road maintenance organization to report qualifying payments to the Director of Taxation no later than the last day of **September** preceding the tax year.

- **County Oversight:** The Director of Taxation must submit an annual report to the County Council by **March 31** of each year, detailing the number of credits claimed and the total dollar amount granted.
- **Program Review:** A detailed report on the Private Road Tax Credit program must be submitted to the Council every five years to determine if the program is still serving its intended purpose.

Effective Date

Ordinance 25-70 takes effect on **January 1, 2026**, and, with the exception of the solar water heater and administration amendments, the new Private Road Tax Credit will be **repealed on January 1, 2037**.