

**Fern Acres Board of Directors
Minutes October 15, 2022**

Members Present: JR Paikuli, Patti Pinto, Hank Schultz, Diane Joyner, BJ Joyner, Seth Cinamon, Claudia Zirolu,

Members Absent: Scott Snair, Roy Kalili (by phone)

Visitors: Phil Galon, Gene Buscher.

CTO: 9:00

Minutes: Review September minutes: Patti moves that we accept minutes as presented. Diane seconds. All in favor, passed.

President's Report: JR opens the meeting to Gene, who is here to thank everyone for his recognition and the cards and gift he received. The BOARD HEARTILY THANKS Gene for his many years of service.

Visitor: Charmaine expresses her issues with renter.

Treasurer's Report: Diane reads the budget report as follows:

FACA BoH – Checking	47,464.46
MRMA BoH – Checking	170,685.12
BoH – Coqui/Fire	1,092.07
MRMA MM BoH	30,495.65
Petty Cash	6,786.82
TOTAL	256,524.12

Title transfer fees have been \$150.00 for the past 20+ years. Diane checked with other Puna subdivisions regarding their fees.. range \$200.00-300.00. With the amount of work Maria has to do to process a transfer, we should look at increasing our transfer fee to \$300.00. (x 200 titles adds \$30,000.00 to MRMA) Doing this would also help to not have to raise road fees. Hank would like to add- Raising the transfer fees would be painless transaction for owners, and would only apply to new owners as part of their purchase fees. He supports this, with considerations for a change in the economy in coming years.. We can't count on the volume that we see right now.

Point of Order (Seth) the Bylaws allow us to increase the transfer fees as needed.

Seth asks if we have a bad check fee. M says there is a \$25.00 fee.

Diane moves that we immediately raise our transfer fees to \$300.00 effective today. (all those being processed at this time would go to the new charge.) Roy seconds. All in favor, Passed unan.

Thus far, FACA has received \$6743.72 in membership for 2022 etc. FACA has yearly expenditures of \$19,290.00.

Albert drives around on Sunday to check on the conditions of the roads to prep for the coming week's work. He will be happy with the mileage. Hank reports that he has decided not to take a raise in pay, and would like to have the mileage covered.

Diane makes a motion that we approve .50 per mile for this drive through. Hank seconds. All in favor, Passed unan.

Diane presents the FACA budget for consideration. (see attached) Motion to approve. Seth seconds. All in favor, Passed unan.

****ACTION: EVERYONE! NEWSLETTER:** Need more membership! \$6700.00 only this year. Diane wants an article in the newsletter encouraging people to join. Hank asks if there are social media sites that tout the membership? Maybe new owners don't know about it

We need to encourage people to pay fees by check to avoid the fees incurred by using PayPal. Hank comments that M told him for every \$250.00 payment we receive, PayPal takes \$7.99. Bill looks at the ledger and remarks that MRMA is paying a huge amount in fees. Hank says that according to the PayPal agreement, we cannot add fees to cover the transaction costs.

Patti suggests that we can offer a \$5.00 discount for paying by check, increase fees to cover the costs without calling it a transaction fee (per PayPal) Phil comments about past payments in his experience... JR asks, What is M's time worth? This absolutely have to look at these costs.. Scott will also planning on writing an article encouraging owners to pay by check for the newsletter.

"Preferred method of payment is by check"

Road Committee: Met on September 28. Most of the time was spent doing the budget. The proposed budget was voted on and approved. Hank presents the budget to the Board for consideration. [Discussion] Hank says we will approve 2023 ballot in November.

Part of this discussion is searching for someone to conduct our audit for 2021 (and 2022).

Hank suggests that we put a Bylaw change in the December Newsletter to alter the wording to clarify audit/review in the bylaws.

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Roy has concerns regarding the bolts on the Kubota tractor that have rusted out.. Why? Roy feels like we need to have some additional training for the operator – we all hear rocks being hit with the tractor. Needs to be addressed.

Policy: No report

F.A.C.T: Cert Admin is working to revamp the Hawaii County training program in response to FEMA changes and requirements. Our first push is to Train the Trainers, then we will focus on building back our CERT teams.

HUB Project: The HUB has all the side poles drilled and set. The next step is to begin erecting the structure. The grant proposal sent to Matt Kaneali'i Klienfelder is working its way through the approval process – still pending.. Claudia applied for a \$2500.00 Vibrant Hawaii grant for the Cert container. Also has sent in a proposal to State Farm to be considered for their Safe Community grants in 2023. Additionally, we may receive some funding from the CERT grant.

Fundraising and Events: Possibly change our picnic date?

Internet Committee:

Old Business:

New Business: Newsletter articles due around November 15. Newsletter must be done by end of December

Member's Report: Phil wants us to recommend additions to the website to encourage folks to join FACA. Also on our FaceBook page. There was a problem on the PayPal end in collecting payments. He's has added all the minutes to date, and will add the approved minutes from September today. He can add a piece about checks being preferred. He'll be happy to change or update the website for collection. Here's where your membership goes with a pie chart... he's seeking input. Hand suggests: Road crew spends so much time dealing with rubbish at our cost. Etc..
Phil talks about the picnic.. No canopy rental next year. Maybe we go to hotdogs and potluck next year? Save a huge amount on the Annual Meeting next year.

Adjourn: 11:15am. Seth moves that we adjourn, Diane seconds. All in favor, passed.