

**Fern Acres Community Association Board of Directors**  
**Meeting Minutes April 18, 2026**

**Members Present:**

P/D PINTO, PATTI  
S/D ZIROLI, CLAUDIA  
V/D FIELDS, CRISTI  
T/D MITCHELL, JULIA  
D/ROAD CREW CHAIR SCHULTZ, HANK  
D MOIRE-SELVAGE, LAILA

**Members Absent:** LARET, MARK

**Visitors:** Ditas Fleck, Jason Fleck, Patti Pipes, Patty Goodwin, April Chavez, Felix De La Cruz, Hank Schultz, Stewart Studer, James J. Franco, Richard Walsh, Laila Moire-Selvage, Mike Egan, Michael Morgan, Brian Fields, Tonek Bilan, Alex Marar, Pua Paglinawan, Kekumu Paglinawan, Jemma Alta, Brad Snow, Daniel Carvalho, Larry Houston

**CTO:** 9:07 AM

**Board Nominations:**

Names of nominees listed below.

Claudia: Having person Ditas/Jason Fleck, who has complained legally against the board, is running on the board (object)/Exclude Jason Fleck from running since Ditas, his wife, is doing an investigation/complaint to AG about the Board and Road Committee

Misty: Agree with Claudia

Patti: No legal reason to void nomination, leave it up to the community

Nominees – one minute each to speak:

- George Wellman
- Richard Walsh
- Jason Fleck
- Felix De La Cruz

Cristi: Are you available a minimum of 10 Saturdays, and executive and policy meetings (7-8 day notice for any extra meetings); All nominees said yes

Two positions to fill two vacancies: up for election again in the Spring Newsletter

Michael Morgan: asked about how interim board voting works; ballot voting is in July

Patty Goodwin: Vote for 3? 2/3 are these today? We do not know who the other one is yet. Mark Larets is open in July as well.

Hank: 5 open positions in July

George: Vacancies shifted because of resignations? Right to vote on all of those positions?

Patti: Terms stated on the board members, anyone wanting to join will have a fair chance

Julia: You are placed on the board and not in an executive role

Cristi: Patti is the President since JR resigned, I am the VP, and instead of taking JR and Roy's 2-3 years left, everyone is zeroed out, there are 5 openings, all reset, 1 year, 5 people due, usually 3; it's up to the people to pick who is on the board for the normal term amount; Board

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then votes on anyone willing to be an executive role (Patti will be voted onto Board in 2027 but is now President)

Patty Goodwin: The 3 people voted in July will be voted in for 3 years?

Patti Pinto: Board members 3 years / Roy: 2028, JR: 2027; Board will choose who will take over the terms that are up

Michael Morgan: Forceable reappointed? Missing 3 consecutive meetings without an excuse, removed from the Board; the Board votes on this; Bylaws – job failure, also in Bylaws

Geore: Mark resign?

Patti: No, he is absent

April Chavez: How are people nominated? Counting of ballots? Didn't pay last year, so didn't get to vote

Cristi: Nominating committee, make sure things are run correctly

Michael Morgan: Question for Ditas and Jason, nature of complaint to AG?

Jason: Questions asked in the Board meeting and how things are happening, and AG opened an investigation into the board. The community was behind this. Ditas filed the complaint because they had a director who was not eligible to be a board member. There were 65 signatures, 23 members in standing.

Votes for interim board members:

Laila: Felix De La Cruz and Richard Walsh

Julia: Felix De La Cruz and Richard Walsh

Cristi: Felix De La Cruz and Richard Walsh

Hank: Felix De La Cruz (No Second)

Claudia: Felix DeLa Cruz and Richard Walsh

Felix De La Cruz and Richard Walsh were sworn in to the Board at 9:30 am

**Submit bios by May 1st to Cristi and Claudia if you would like to be on the ballot in July**

Richard: Did we have to have a quorum for that vote? Yes, we had 5 here, and Claudia on the phone

Michael Morgan: Road Chairman role, will you maintain when tenure is up? Hank: Have not decided

**Bylaw Updates:**

Patti: Bylaws revisions that were emailed - review changes (read through changes, handed out copies)

- Digital and print versions of this for the membership community (website and Summer newsletter)
- George: voted onto board, but wasn't approved, 2/3 majority vote; Patti: very egregious actions for us to do this
- Michael: Nominal board members? Patti: 9
- Road Committee changes – Ditas Fleck: Property owner and MRMA paid up
- Michael Morgan: happy to read it
- Cristi: Vote on these changes via ballot or online via Google Form

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- Laila: Moved to approve these Bylaw changes, Cristi seconded it
- Richard Walsh: Not comfortable with the Associate membership changes
- George: Associate membership - It's been a part of our system since our Bylaws?
- Hank: added in the 70s
- Cristi: Believe it was added in for renters who wanted to be part of this community, and so people like that were made associate members
- Felix: O'ahu association - homeowners, only you, but associate member for husband who may not be on title/deed
- Ditas: interest in that lot, legally, he has an interest in that
- Tomecks: A lot of people can't afford \$35, can't vote for members, so think we should look into this and change this, involve way more people, and have their voice heard
- Hank: When the Bylaws were written, there was no road assessment, so they needed funding to support the association and community support
- Ditas: FACA's ability to collect road maintenance
- Hank: 2 separate accounts, voluntary and mandatory
- Ditas: we use % of road funds?
- Hank: 90/10 % money reimbursement from road issues pertaining to road workers, property packets, 10% on what they do for the association
- Ditas: Does MRMA currently pay for FACA?
- Hank: No
- Ditas: That's not what I have seen in the minutes
- Misty: Spirit of this convo is what is dividing this membership; son that plans to be living with us who is going to be 18 soon, he should be allowed to serve on the board, I think is should be allowed as associate membership or people whose land is in a trust should be able to serve on the board
- Tomeck: How many people are \$35? 157 in 2025, 2000 lots; need to find a way to get money for the office
- Felix: does not make anyone an associate member, needs to be a rule
- April Chavez: Poll if the fees were \$15, maybe more people could join, and others could donate to help others pay for membership?
- Cristi and Claudia: ask people what they can think about increasing voters
- Julia: Road fees are not stagnant, board is not in agreement on associate membership, don't have to agree, just have to find a solution
- Ditas: Has a petition
- Michael Morgan: hate the association membership all together, add child to the title; no paid tier of power with membership fees
- George: Membership fee: issue of community volunteer time for people able to pay their \$35 / pay through volunteer work? Also, lots of people who own land and don't live there have a larger say than people who live here; think the board has been wise and taken a neutral position on this
- Bylaws will be voted on, Cristi seconded, and all favor

**Minutes:** Approval of the February minutes? Do not have March at this time

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Cristi: One spot I don't agree with, second page – "The Members" update to "Ditas Fleck" didn't use threat, followed legal process, change "Threatened" to "notify the board."

Hank: Nomination committee correct: Hanks, Cristi, and Claudia are on it, but I have not been on the audit committee (Cristi, not Hank)

Nomination Committee at this time: Cristi, Patti Pipes, Chris Paradise; Considering adding a third person

Audit Committee: Cristi, Patty Goodwin, Laila, April Chavez – plan a meeting to get together; Treasurer for that meeting (maybe Vivian Tolner as well?)

Laila: made a motion to approve Feb. minutes, Richard seconded, Felix abstained, passed.

**Treasurer's Report:** Treasurer Julia Mitchell: No official report, no access to QuickBooks/accounts, in process of recovering all of our platforms (emails, PayPal, etc), title demands standing for months, lots of work

April: Bookkeeper Quit? She is on medical leave

Michael: asked about title demands

Laila: Have a temp Office Manager/Bookkeeper

Franco: AG investigation, held by court order? Can't get documents

Cristi: Maria has not communicated or returned FACA property; she has been notified that this could be legal action because of this

Richard: huge upheaval with such a board, working on it, but not all fixed right away

Felix: Maria only has one person in control of everything? Didn't JR have access?

Julia: working on policies of control

April: Look at books as the treasurer? Julia: Absolutely

**Road Committee Report:** Hank – could not have meeting, not enough for quorum, Yamada is now making cold mix and will be delivered on Tuesday for Road Crew to start patching holes vs sand (2 members, 5-6 community members, didn't have enough people)

Road Committee: Hank, Laila, Roy, and Mark have one community member opening. Road Committee appoints this person; Next meeting is on Wednesday, May 13 at 6 pm; Quorum on Road Committee to fill the last role.

George Wellman: Need a quorum at the next board meeting so we can fill the role

Michael Morgan: Hank should stay on road chairman; we have  $\frac{4}{5}$  members, need 3 for quorum,

Misty: one person, not a member, but ownership and current on road fees, but could be a FACA member (3 board members, and 2 members at large)

**Fire Report:** Brian Fields – Nothing, not being dispatched, training going well; volunteers not being used by the interim Fire Chief appointed by the Fire Commission; on the County of Hawai'i Website; met with Mayor Alameda and State representative Chris Todd.

**FANW/Neighborhood Watch:** Cristi Fields – Keep eyes and ears open, report anything to the nonemergency line, safe community. Puna's most wanted are in our neighborhood. NW meetings are the last Tuesday of the Month at 6 pm.

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Patty Goodwin: Kupuna Meeting with a Cop; Mt. View Senior Center, can give seniors a ride, contact Cristi, helping make sure they don't get taken advantage of, and support systems, safety, offered every quarter (across the street from the post office)

**Food Basket:** 144 bags, here from 8am-1pm, started without a long line, started at 10:30-1pm  
Alex: Kapua Harvest Veggie stands, asking for Fern Acres would host one, anyone can use the stand, Michael at Food Basket, an unattended stand; fruit tree have too many, contact them, they will pick up and put on the stand, Patti: they just got a big grant, arborist to help if your tree needs help (**maybe add to newsletter - email Claudia/Cristi**)

**HUB:** Claudia, nothing at this time

**Fundraising and Events:** Picnic Committee: Claudia, nothing at this time

**Internet Committee:** Laila – Felix purchased an access point to donate to the association; working on gaining [fernacres.org](http://fernacres.org) website access and will ask people to provide emails in the Summer Newsletter

**Nominating Committee:** Cristi Fields – Already covered above

### **New Business:**

- Ditas Fleck: approached board with handout, thank you for updating Feb. minutes, one matter (April 6), Application Drive financial report (cost, funding and documentation practice, so all funds are properly accounted for); structural government Bylaws: abolish associate members, clarify associate member cannot be board member, disqualification of board member, term limits for all officers, all road/bids are documented in minutes, petition to abolish \$35 membership fee; encourage all members to review submitting these petitions to membership chair
- George: Question for Ditas Fleck: term limits you are proposing, fill position?
- Ditas: 2-year term limit currently, apply this to officers, not just board members
- Hank: 2-term limit of president, 2/3 vote of board if they vote them in can be more than 2 years; Bylaw changes May 1 newsletters, so it needs to go out to all members
- Ditas: vote 2/3 vote this has not been done, read everything, and only seen the nominating part (unanimous); very clear nominating part is clear from going over 2-year term (July minutes are lacking, working on people better)
- Dan Cravallo: Please have one person at a time, pay attention, and listen
- Patty Goodwin: address what Ditas was saying about \$35, not possible structurally, FACA needs to support the MRMA intertwined, one cannot exist without the other, FACA can't use MRMA's money, and the 90/10 split decided on by BookKeeper a while back, this needs to be looked at, but they have to coexist structurally and need review; Discussion about bank accounts, where the money went, in the limbo, can't be eliminated
- Ditas: IN my petition, I have reasoning. Get a hold of a lawyer to figure out how to get rid of it. Members want this to happen and figure that out; voluntary money to FACA, 20% of

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MRMA goes to the association; it needs to be legally done, and everything is accounted for

- Cristi: talked to many members, Tomeck, ways to stop the \$35 and benefit everybody, we average 100-150 of \$35 around \$5k, up road fees by \$5 now is \$10k every year, MRMA, then everyone gets to vote, \$2k in mailing, we have already made more to cover mailing, and start emailing this stuff, if people are willing to receive by email, donate to got to fire, a new desk in the office, include entire community
- Dan Cravallo: got multiple lots, doesn't make them have more votes, one owner, one vote, cap on road fees, multiple lots shouldn't be punished for cost (can't keep raising fees); 6 lots it's a LOT of money; road crew guys (my mom and dad were on the board); the stuff that goes online talking shit needs to stop, I will knock on your door; stop talking smack, have evidence and proper documentation; legitimacy
- Cristi: Why do we need to raise, \$20, so only raised it \$5; still, we are only going to spend \$250k on roads - 2 miles 5 years ago, only gets us 1 mile
- George: June 4, dinner/game/movie meeting on the calendar; copy of proposed Bylaw changes? Part of the July Vote; ask issues of website: submit YouTube videos of bylaws on website; kaukau for keiki: vibrant Hawaii still selecting receivers (65k children registered and 16 sites across the island)
- Patti Pipes: Still gravel on Rose? Hank: Want Rose and Gardenia, but lava tubes under them, so can't pave them, can't dig down
- Stewart used gravel once for pot holes since we didn't have cold mix

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**Executive Meeting: Started at 11 am and Ended at 11:45 am**

Executive session addressed employee business and security issues.

Among the security issues, regaining access to our Kurtistown Post Office box and ensuring that previous key holders no longer have access to Association mail.

A motion was made by Richard Walsh requesting that we request a re-keying of the Post Office Box at Kurtistown forthwith, and that we secure 2 keys for the new bookkeeper and office manager. The motion was seconded by Claudia Ziroli. Vote to approve was unanimous.

Board Members Present:

Board President, Patti Pinto  
Vice-President, Cristi Fields  
Treasurer, Julia Mitchell  
Secretary, Claudia Ziroli (via phone)  
Road Committee Chair, Hank Schultz  
Director, Laila Moire-Selvage  
Director, Richard Walsh  
Director, Felix De La Cruz

Director, Mark Laret (absent)

Thank you for waiting. We had to deal with some employee and security concerns.

**Meeting Adjourned (unanimous) at 11:48 am**

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**Executive Meeting: Started at 11 am (Julia, Laila, Patti, Richard, Felix, Hank, Cristi)**

Ditas Felcks demands for Bylaw changes, asked that she vote on them, a decision by May 1st for the July vote

Special meeting of the board before May 1

Cristi: motion to meet in a week, Wednesday, April 29, review and approve, then for the May 1st deadline

Claudia: can't join us but will vote with the majority

Patti: add minutes to vote to get the post office key and pay the fee (\$32 rekeyed) - Laila made a motion, Richard seconded, unanimous; need to have wet signature/IRL signature (Patti and names of board members, list of current board, matched the DCAA for the bank and the post office; we don't get changed certificate for 10 days); can try to do it online

Hank: The treasurer has to provide this, provide the books.

Julia is working on this, and Cristi will contact Ditas and ask for 30 days

Maria doesn't qualify for FMLA, out on medical leave

Cristi: change post office key, change all office keys, pay for locks, community center door, and bathroom door already changed and match, Monday have the rest of the office doors changed (FACA will pay her back); Richard made a motion, Claudia seconded; Glen Hughes locksmith to do smart key or quick set brand of key

Julia: Propose: police report needs to be made for nonreturn of keys/property; checkbook has not been found, Cristi has all of this year's receipt books, 12/25-4/26; lock to front gate needs to be changed - change the numbers/combination (give to fire department, vendors)

Claudia: When we bought new locks for the lower gate, we gave FACA the new lock and coded them all alike, easy to do redo (the lower gate needs to be recoded); HUB gate was knocked over during paving, have a new gate, have posts and gate, and make this secure, work day, and do lower driveway - all equipment in shorty)

Cristi: With the changing of the lock, ask Roy to bring back the Dodge, parked at his house, brought back here, and stay here (JR was asked to do it, Hank was asked to do it); formally requested and then change gate locks

Julia - Truck: no insurance coverage for anything, on 6-month policies, Cristi, nothing was paid since November, emails that contacted us in March, need to do payments in full, nothing paid except worker comp (can't be reinstated, bookkeeper said needed board approval, \$33k general liability, \$2k car insurance); liability of roads - needs to be paid for ASAP and put in place  
Discovery of other email accounts, possible creation of other email accounts, evidence on bookkeeper accounts, temp email Patti created, and new FACA organization email

Patti: Switch over to Outlook, it's more secure and has better storage

The person communicating with insurance should have access to these emails: Kaneoha in Waimea; Julia - title companies wanting to know that we will not have access to QuickBooks 5-7 business days, waive any fees if we cannot verify what is owed on the [rproperty for those willing to close imminently; Escrow 8-10 holding for a reply for our \$300 transfer and \$220 (Lein file? Have not found anything yet, paper files in closet, office is a mess, nothing has been updated since 2021, maybe some 2022/2023, haven't found it yet, receipt books - only found one person making payments on overdue MRMA payments

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Police Report: go with the police, fewer charges if she gives everything over at the time of being served

Julia: Have blank checks, some that are not disgusting

Hank: Road crew usually gets paid direct deposit, no access to QuickBooks, payroll is due, list of employees has people on there that don't work here anymore

Julia: respond to realtors? Waive them? Ask them to give us 5-7 days, or otherwise we waive them if they have a fee but they still owe the basic transfer fee and annual road dues; agree that someone has to go to the police report, not sure if they have picked up mail? JR has the mailbox key. Julia put it on hold from Friday until Tuesday to rekey and pick up mail next week if the paperwork goes through (JR: went to the window for the letter, Arichi Mangdalin)

Got to Roy and Maria's, ask for the dodge all for all the keys, FACA property,

One final notice to have until Monday at noon to return this, Venmo tied to Maria's personal cellphone number, someone's wallet, and a driver's license, NW phone Julie turned it in.

Julia: created a new master QuickBooks to get everything transferred over – Maria was listed as the owner of the account, they don't take a business name – Fern Acres? Name

Patti: Hire someone to drive the standard transmission. We do not want Albert to teach them how to drive stick

Payroll: have timecards, will change signatures on Thursday; have not been printing out paystubs for 5 months, truck is not insured, so can't teach them yet; Patti: get net pay ideally and get them paid on Monday; Write a check to insurance company - Alliant under First Insurance - and drive it over, if we overpay, we can get credit

Felix: 28-33% charge tax, 25% and adjusted at next paycheck

JR told Maria to pay all insurance after Feb Meeting, and pay the premium and then dispute it Roy could have sent this email to insurance; the employer's documentation is going to Maria (she injured herself at work); Deal with some employee and security concerns

Need the minutes to match the board members for the DCCA for the mailbox and bank

Roy has key for back container in back; Cristi: has members list, less than 50 people