

Ainaloa Community Association Meeting

08/03/2020

Notes:

Meeting called to order 6:05 pm by Randy Kilhoffer

Responsibility of Secretary requested of Michael Dodge for Today

Motion to appoint Michael Dodge as Temporary Secretary for 8/3/20

Motion by Randy Kilhoffer 2<sup>nd</sup> by Judy Haney

Vote: 4/0 Motion Passed (4 For 0 Against)

Meeting Adjourned for Executive Session 6:07 pm

Meeting Re-Called to Order 6:20 pm

Tasha Kawaihalau no longer an employee of the Ainaloa Community Association as of 8/3/20 at 18:20 HST

Motion made to accept Mike Garbarino as Association Attorney

Motion by Randy Kilhoffer 2<sup>nd</sup> by John Thrasher

Vote: 4/0 Motion Passed

Byron: Background: 20 years' experience in management

Skills: Collecting rents, servicing liens, payroll, accounting software, customer service, problem resolution

\$4028 in worker's compensation costs last year

\$20,000 in worker's compensation costs expected in 2020

1<sup>st</sup> 5 months \$8,325 in worker's compensation costs

Randy suggested 1099 contract for Bryon.

Office Manager Compensation Notes for reference:

\$15/hr + \$7/hr add'l costs + Family away from work insurance \$600-800/m

\$27/hr

Byron will have new job next year. Office Staff job can be posted to replace Byron.

2 people should be trained for office position for redundancy.

Daisy can be second person.

Discussion regarding best ideas to execute independent contract to hire Byron.

Randy K – Motion to hire Byron @ a rate of \$750/week for a term to be determined by board as progress in updating office management progresses.

2<sup>nd</sup> by Michael Pipta

Vote: 4/0 Motion Passes

Motion to make contract retroactive to last week Monday for Byron.

Motion: Randy K 2<sup>nd</sup>: Judy H

Vote: 4/0 Motion Passes

Board must consider cost cutting areas next meeting

Accounting computer is old.

New Accounting software may be recommended.

Title companies had backlog of requests to Association.

Judy may donate safe.

Cinder Bill

Motion to pay cinder bill

Motion: Randy K 2<sup>nd</sup>: Judy H

Vote: 4/0 Motion passes

# of loads for fill for road

Motion to approve 20 more loads of cinder at Ainaloa Assn expense.

Motion: Randy K 2<sup>nd</sup>: Judy H

Vote: 4/0 Motion passes

Time Frame for last check of Road Contract discussed.

Motion to have Michael Dodge fulfil the vacant board position until the next Annual Meeting.

Motion: Judy H 2<sup>nd</sup>: Randy K

Vote: 4/0 Motion Passes

Problem with # of hours in Pay Period.

Need schedule and tracked hours worked.

Bruce = Road Maintenance Foreman

1 employee under Bruce

Motion to make John Thrasher Assistant Treasurer

Motion: Randy K 2<sup>nd</sup>: Judy H

Vote: 5/0 Motion Passed

Motion to make Treasurer and Assistant Treasurer the only people able to request a check to be issued for signature

Motion: Randy K 2<sup>nd</sup>: Judy H

Vote: 5/0 Motion Passed

Motion to assign Treasurer, Mike Pipta, Assistant Treasurer, John Thrasher, Vice President, Judith Haney and President, Randy Kilhoffer as official signatories and removing all previous signatories.

Motion: Randy K 2<sup>nd</sup>: Judy H

Vote: 5/0 Motion Passed

Motion to reimburse Randy K and Judy H for attorney fees on behalf of Ainaloa Association per Invoice by Attorney Michael Garbarino.

Motion: Randy K 2<sup>nd</sup>: Mike P

Vote: 5/0 Motion Passed

Next meeting review new budget

Review old agenda

Speed Bumps – Reviewing current locations of speed bumps

Bill Watkins - \$1500/speed bump

Possible online options

Speed Bump Road Committee formed

Judy Haney: Chairman Randy Kilhoffer: Committee Member

Abandoned Vehicles

Judy assigning back to Becky Jones – Co-Coordinator of Neighborhood Watch

Reviewed Abandoned & Derelict Vehicles definitions

Puna Watch Meeting – will be discussing ATVs and Speeding as Topic of Discussion this coming Thursday

Tabling discussion of Home Owners with parked cars in roadway

Motion to approve Minutes of 8/3/2020

Motion: John T            2<sup>nd</sup>: Judy H  
Vote: 5/0                    Motion Passed

Motion to adjourn meeting

Motion: Randy K        2<sup>nd</sup>: Mike P  
Vote: 5/0                    Motion Passed

A handwritten signature in black ink, appearing to be 'M D' followed by a long horizontal line.

Temp Secretary