

FERN FOREST COMMUNITY ASSOCIATION
Minutes for Board Meet
November 19th, 2023

President calls meeting called to order at 2:16pm

ATTENDING BOARD/INTRODUCTION OF BOARD:

Melissa Fletcher, President

Leslie Leber, Secretary

Amy Campbell, Treasurer via Zoom

APPROVAL OF OCTOBER BOARD MINUTES

- Pending revisions

REPORTS:

• **Treasurer's Report**

- Total income for August: \$6,928.20
- Total Expenses for Admin, including legal and Newsletter: \$13,097.41
- Total Roads Material, Hauling and Contract Services: \$29,315.03
- Net Other Income: \$409.70
- Net income for October: -\$21,964.07
- Net income for Jan – October 2023: \$71,989.41
- Melissa made motion to approve the October financial report. Leslie 2nd. No discussion. All in favor. Motion carries.

• **President's Report**

- We've completed dealing with a number of dead animal carcasses that were dumped at several locations around the subdivision in recent weeks, including 3 dogs that were dumped in a large dog food bag right on Leila. Police reports were made, Animal Control called to scan for chips. This was a sickening crime for our team to have to clean up.

• **Roads Report**

- The tractor's A/C pump repairs have been completed.
- In October we reclaimed/spread gravel up to Kaleponi.
- All assigned loads of gravel were used but 2, which will roll over to next month.

OLD BUSINESS:

• **New Road Signs**

- Motion was previously approved to approve material costs for posts.
- Labor quotes still pending.

• **Audit & Non-Profit – Delayed**

• **Equipment Quotes – Looking at pros and cons of mid-sized Excavator vs. Backhoe vs. mid-sized Grader.**

• **Egress door cut into container with security screen and security door – Bid accepted.**

Work to begin and be completed in December, 2023

• **Sign and Community Bulletin Board for FFCA Road's Lot**

- No updates
- **Portapotty**
 - Leslie built a small shed, at no charge, to house a portable toilet closer to the office personnel.
 - Bids still pending for plumbing spigot to permanent portable. Bucket of water there in the meantime.

SUBCOMMITTEE REPORTS:

- **Capital Improvements (Melissa, Leslie)**
 - County permits are now routing.
 - Awaiting plumbing bids
- **Legal Subcommittee (Melissa, Amy)**
 - TF appealed Federal Court ruling. We are confident that this will be a wasted effort, unfortunately it still requires legal fees from our community to ensure that we meet any necessary response deadlines.
 - Melissa motions to approve a new \$5,000 retainer to Steven Strauss to see the FFCA through next rounds of TF legal actions. Leslie 2nds. No discussion. All in favor, Motion carries.
- **Website Subcommittee (Melissa)**
 - The signed letter from the owner of the property at the S turn has been uploaded to the website.
- **Equipment Subcommittee (Melissa)**
 - We are narrowing in on a road grader as best option. Found one that is well below value and in great shape. Will be reviewing and possibly voting on this in the coming days.
- **Identifying Community Issues (Leslie)**
 - Dumped vehicles/boats/etc on Kaleponi and other roads being followed up on.
- **Community Resilience (Amy)**
 - Roads Feasability study pending launch.
 - Newsletter has a community resources guide with many services available from people in Fern Forest. Hui Ānuenue Homesteaders Co-op doesn't currently have any events planned as it is the Holidays.
- **Nominations & Elections Subcommittee (N&E) (Amy, Leslie, David Contreras)**
 - Sub-Committee voted to work with the League of Women Voters to oversee elections, tally the ballots, and certify the election results.
- **Newsletter Subcommittee (Melissa (editor), Amy, Tati Melo)**
 - Newsletter has been completed, printed, and mailed. Strong recommendation to next year's board to start newsletter work no later than July. Plan to have it completed no later than September 20th. This allows critical time needed for printing and mailing.

NEW BUSINESS:

EVOTES SINCE LAST MEET:

- 10/19/23 – Melissa motioned to accept the quote from Xpress Reprographics & Printing for printing, seaming, folding, and stuffing the newsletter, ballots, and return envelopes for the 2023 newsletter. \$7,546.59. Amy 2nd. No discussion. All in favor, motion carries.
- 11/03/23 – Melissa motioned to accept the bid of \$6,300 from Hawaii Island Hale, LLC to cut egress in container, build new steps for both entrances, and install 2 new doors. Leslie 2nd. No discussion. All in favor, motion carries.
- 11/11/23 – Leslie motioned to postpone the meeting until next week due to likely personal emergency that may cause the loss of quorum at any point during the meet. Amy 2nd. Some discussion. Melissa Abstained. Motion carries.

MOTIONS THIS SESSION:

- Melissa motions to approve a new \$5,000 retainer to Steven Strauss (see above). Motion carries.
- Melissa made motion to approve the October financial report (see above). Motion carries.

OPEN DISCUSSION PERIOD

- Discussion regarding hiring all paid work from within the subdivision. This is a board decision, not member decision. We've discussed this at past meetings as well. Whenever possible, openings are put on the social media pages. Often the limitations of local hires include lack of licensing, insurance, or just an overall lack of applicants for the advertised work.
- Discussion about decorum during meetings – Discussions need to be held until the end of the meet, during which open discussion is allowed upon being recognized by the chair. Members are reminded that they need to follow proper procedure – No shouting out, no cursing, no fighting, or they'll be asked to leave and/or can cause the meeting to be adjourned.
- Discussions regarding the use of Zoom for meeting spaces. Zoom is a legally recognized 'place' to have a public meeting. Due to aggressive and abusive behaviors, like we saw at this very meeting, it is likely that the board will vote to hold most if not all board meets via Zoom in the coming year.

ADJOURNMENT

- Motion to adjourn at 3:37pm