

**Aloha Estates Association**  
**Board Meeting Minutes**  
**September 7<sup>th</sup>, 2024**  
18-1972 'Ōhi'a Nani Road (Denise Enos' house)

**Meeting called to order at 9:05AM**

**Attendance:**

Glen Barfield, President  
Denise Enos, Vice-President  
Gary Gergely, Treasurer  
Patty Needham, Director  
Tom Hoots, Secretary

**Review and accept August 3<sup>rd</sup>, 2024 Board Minutes**

Tom motioned to accept after making adjustments and corrections  
Patty Seconded the motioned  
Voted and approved 100%

**Old Business**

1. Road Shoulder Maintenance

Ray at *ALLDAYRAY YARD SERVICE, LLC.* suggested increasing the mowing frequency to four times each year. The Board agreed that three mowings will provide meet our requirements. Glen will tell Ray to continue the existing contract. In the advent extra work should be required, such as after significant weather events, we will evaluate and amend the contract on a case-by-case basis.

2. Road Surfaces/Pot Holes

Glen left more phone messages with Loeffler Construction, which were unanswered. Last week he went to their office and met with Carolyn Loeffler. She said that their entire workforce is currently working in Kona. However, she will have Buddy (owner) contact Glen when he comes back into the office.

Gary motioned: until Loeffler can formally correct the continuing deteriorating potholes, the Board members will begin to patch potholes using ¾" base course and asphalt patch from Home Depot.

Denise seconded the motion.

Motion voted and carried 100%

Tom will pick up 10 bags of asphalt patch and a small load of ¾" base course. Work will commence on Sunday, September 15<sup>th</sup>, as weather permits.

If weather permits, reflective stripes will be replaced on speed bumps.

3. AEA Credit Card  
Gary filed an on-line application for a credit card (\$3,000 limit) with First Hawaiian Bank. He is awaiting approval.

Tom met with official(s) at Bank of Hawaii on August 30, 2024 to finalize the process of replacing the 2023 Board Members on the checking and savings signature cards with the 2024 officers (Denise Enos, Glen Barfield, Gary Gergely, and Tom Hoots).

Denise motioned that Glen should withdraw the bulk of our funds in the Bank of Hawaii checking and savings accounts in the form of a Cashier’s Check made out to Aloha Estates Association. He will deposit the Cashier’s Check into our existing account(s) at HFS Credit Union.

Patty seconded the motion.

Motion voted and carried 100%

4. Convex Mirror and “CAUTION” sign(s) Installation at Road 1 (‘Ōhi‘a Nani) & MaunaKea Drive Intersection

Glen will purchase “break away” sign post on his upcoming trip to Kona. After which, a work-party will install the recently purchased convex mirror.

On August 5<sup>th</sup>, Denise, Patty, and Glen installed two caution signs on the ‘outbound’ traffic side of MaunaKea Road, between ‘Ōhi‘a Nani and Hāpu‘u Nani Roads.

6. Annual Operation Budget for AEA

Using the collective memory of previous expenditures, the following *OPERATING BUDGET* was prepared. The purpose is to provide guidance to future Boards as they plan their expenditures.

• Loeffler road repairs	\$13,000 - \$14,000	annually
• Culvert repairs	\$200,000	
• All Day Ray road shoulder mowing	\$ 4,200	annually
• Accounting Services (\$135/hr + \$800 audit)	\$ 1,600	annually
• Annual Meeting/Newsletter	\$400	annually
• Community Meeting Announcement Banner	\$150	annually
• Pot hole patching (by Board)	TBD	
• Office Supplies	TBD	

7. Update FAQ’s on the AEA web page.

Patty performed the tasks and sent a notice to the Board to review on August 7, 2024.

Discussion: a suggested change to the FAQ under the ROAD FEE section, remove “the year after it was due”.

## **New Business**

1. Treasurer’s Report

Denise motioned to accept the report as presented.

Tom 2<sup>nd</sup> the motion.  
Voted and carried 100%  
(SEE REPORT AT END OF DOCUMENT)

**Open Discussion**

Denise said that a number of community members told her that, while they had seen the newly posted “CAUTION SIGNS” on MaunaKea Road, they believed they could better warn motorists if they were larger. Patty said the signage that was posted is the largest available from Amazon.com. Denise will look investigate to see if larger versions are available, either locally or from an on-line vendor.

The duties bestowed on by the AEA Treasurer have long been recognized to be cumbersome at best, if not overwhelming. To reduce the amount of work any one person must accomplish, Tom will prepare a step-by-step user’s guide for relinquishing liens and assist with that task.

**Next Meeting**

Location: Denise Enos’ house (same address as noted above)  
Date: October 5<sup>th</sup>, 2024  
Time: 9:00AM

**Motion to adjourn**

Patty motioned to adjourn.  
Denise seconded motion.  
Voted and carried 100%

**Meeting adjourned at: 10:55 AM**

**Special Board Meeting  
September 21<sup>st</sup>, 2024  
18-4070 Mauna Loa Drive (Barfield’s lanai)**

**Meeting called to order at 3:00 PM**

**Attendance:**

Glen Barfield, President  
Denise Enos, Vice-President  
Gary Gergely, Treasurer  
Patty Needham, Director (via telephone)  
Tom Hoots, Secretary

## **Old Business**

### Road Surfaces/Pot Holes

Glen shared the quote received from Loeffler Construction to patch potholes and shore up road margins.

A copy of the quote is attached at the end of these September Board Meeting Minutes.

Tom motioned that the quote be accepted and that Glen would contact Loeffler to inform them that they should begin the work at the earliest possible time.

Gary seconded the motion.

Vote: Three (3) in favor, One (1) against, president abstaining because the majority prevailed.

### AEA Credit Card

Gary was informed by First Hawaiian Bank that he would have to authorize the bank to request a credit check on his personal financial history before they would issue the AEA a credit card. All Board Members agreed that is not acceptable. Therefore, more research will be needed to find a financial institution that will issue a credit card to the AEA without associating it to an individual Board Member(s).

## **New Business**

### HFS Certificate of Deposit

Glen will transfer \$25,000 from the HFS savings account into a HFS Certificate of Deposit. In addition, in three months (mid-December) he will transfer another \$25,000 into a second HFS Certificate of Deposit.

### **Motion to adjourn**

Patty motioned to adjourn.

Denise seconded motion.

Voted and carried 100%

**Meeting adjourned at: 3:45 PM**

**Special Board Meeting  
October 5<sup>th</sup>, 2024  
18-4070 Mauna Loa Drive (Barfield's lanai)**

**Meeting called to order at 11:00AM**

**Attendance:**

Glen Barfield, President

Denise Enos, Vice-President

Gary Gergely, Treasurer

Patty Needham, Director (via telephone)

Tom Hoots, Secretary

**Old Business**

Changing Financial Institutions

Motion by Gary Gergely to close all AEA banking accounts at Bank of Hawaii.

Motion seconded by Patty Needham.

Motion voted and carried 100% in favor.

**Meeting adjourned at: 11:15AM**

Minutes submitted for posting to AEA web page on October 5<sup>th</sup>, 2024 by Tom Hoots, Secretary

## Aloha Estates Association – Treasurer’s Report

August 1, 2024 – August 31, 2024

### Bank of Hawaii

<b>Checking Account</b>	Amount
Beginning Balance	\$8,825.93
Credits	
Interest	\$0.15
Debits	
None	
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Ending Balance	\$8,826.08
<b>Savings Account</b>	
Beginning Balance	\$100,951.56
Credits	
Interest	\$0.85
Debits	
None	
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Ending Balance	\$100,952.41

**HFSFCU**

**Checking Account (35-008)**

Amount

Beginning Balance \$1,812.35

Credits

Road Fees \$254.1

Debits

None

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Ending Balance \$2,066.45

**Savings Account (35-000)**

Beginning Balance \$2,142.74

Credits

Interest \$0.35

Road Fees \$1,519

Debits

None

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Ending Balance \$3662.09

Total Aloha Estates Association Balance: \$115,507.03

\*expenses: mail, website, domain name, printing, mail, meeting place rental, road supplies, mowing, etc.

Submitted by Gary Gergely, 08/02/2024

**LOEFFLER CONSTRUCTION INC**

License # AC-18017

General Engineering Contractor

**PROPOSAL**

1451 Kinoole Street, Hilo, HI 96720

Ph: (808) 935-4422 Fax: (808) 961-5588

Proposed Submitted to:	-	DATE:	sept 11 2024
<a href="#">Aloha Estates Association</a>			
<a href="mailto:glen@okika.com">glen@okika.com</a>			
		<b>PROJECT: roadway repairs and asphalt paving</b>	

road #1 repair pot holes with hot asphalt and install aggregate		
where vehicles have eroded (with 1 1/2 base	\$3,250.00	
install hot asphalt where eroded areas of asphalt		
Road #2 Hapuu Nani		
over lay area 160lf buy 9' wide with 1 1/2 thick asphalt	\$7,200.00	
repair 6 pot holes and install aggregate eroded areas	\$2,880.00	
Road 3 Nau Nani		
repair pot holes with hot asphalt and repair eroded ares with base and	\$3,160.00	
hot asphalt where needed		
road 4 repair pot holes ,asphalt deterioration install aggregate where		
edges of asphalt are eroded	\$2,985.00	
road #5 Ua Nani		
install basecourse regrade and pave roadway with 2 1/2" thick asphalt	\$16,776.00	
9' wide by 466 lf		
	subtotal	\$35,251.00
	tax	\$1,708.00
	<b>total</b>	<b>\$37,959.00</b>

Terms of Payment: in full upon completion of job

**NET 15 DAYS**

A finance charge of 1.5% per month (18% per annum) will be charged on all past due accounts.

Submitted by

Accepted by

\_\_\_\_\_  
William C. Loeffler-President

\_\_\_\_\_  
Dated:

Quote is based on the prices of materials today. Quote is good for 30 days.