

**Aloha Estates Association  
Board Meeting Minutes  
December 28, 2024, 9:00 AM  
18-4070 Mauna Loa Drive (Barfield's lanai)**

**Meeting called to order at 9:10**

**Attendance:**

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

**Review and accept the minutes of December 7, 2024**

Motion to accept by Patty  
Motion seconded by Gary  
Voted and approved 100%

**Old Business**

1. Road shoulder maintenance  
AllDayRay told Glen that he planned to perform the the contracted work on all six roads today (December 28).
2. Road Surfaces/Pot Holes  
Glen reported that no word on when Loeffler will be able to begin the work. We are still confident that as soon as their schedule allows, they will complete the required work.
3. Installing a Convex Mirror at the intersection of Road 1 ('Ōhi'a Nani) and Maunakea Drive  
Denise and several neighborhood volunteers installed the mirror. The Board greatly appreciates the work done.
5. 2024 Newsletter  
The newsletter is back from the printer. There are some issues with preparing the 2025 invoices; all related to implementation of the new **QuickBooks** software. Therefore, mailing the newsletter/invoices shall be delayed and final mailing date set at the February 1<sup>st</sup> Board Meeting.
6. Status of **QuickBooks** software implementation  
Tom reported that Janine called him to say that importing data into the newly purchased **QuickBooks** software is progressing. However, there have been unforeseen setbacks that are preventing her from finalizing the import. One of the issues she is contending with involves calculating assessments for properties that are in arrears. Compounding the difficulty is that some properties are several years past due and Road Assessment Fees have increased over the course of the period in question so she has to feed all that data into the program.

## **New Business**

1. Treasurer's report  
(Report at end of minutes.)
2. Prepare Newsletter and 2025 Invoice for mailing  
As mentioned in #6 (above), preparing the invoices is progressing but cannot be ready before the end of January. The possibility of sending out the newsletter with invoices for properties that are up-to-date in their Road Assessment Fees and a second mailing with invoices for properties that are in arrears was discussed. The Board determined that we will comply with Aloha Estates Association's By-Laws if we delay mailing until the first part of February. Therefore, two mailing will not be necessary.

## **Open Discussion**

- In an earlier phone conversation, Janine said that the Board should be reminded to expect questions about the Road Assessments Fees, particularly from owners that are in arrears. In light of the fact that there will be a new Board in 2025 with a new Treasurer, discussion about the best way to handle those inquiries ensued.
- Patty motioned that the Board amend Janine's contract to include payment for fielding questions related to the invoices. To facilitate that duty, Janine's phone number and email will be included on the invoices to allow property owners easy access. Tom Seconded the motion. A vote was held and passed – 75% in favor with one dissenting vote.
- Denise noted that the 2024 Board has not issued any liens against properties that are more that \$250 in arrears. We agreed that once the **QuickBooks** software is fully functional, determining which properties should be litigated will be much easier.
- The Board will direct Janine to include the time, date, and location for the 2025 General/Community Board Meeting on the invoices she is producing in **QuickBooks**.

**Next meeting will be on** February 1<sup>st</sup>, 2024 at the home of Tom Hoots (18-2034 Na'u Nani)

**Meeting adjourned at** 10:40

## Aloha Estates Association – Treasurer’s Report

December 1, 2024 – December 31, 2024

### HFSFCU

#### Checking Account (35-008)

Amount

Beginning Balance \$1,827.82

Credits

None

Debits

Expenses -\$509.14

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Ending Balance \$1,318.68

#### Savings Account (35-000)

Beginning Balance \$3,663.46

Credits

Interest \$0.42

Road Fees \$271.00

Debits

Expenses \$643.59

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Ending Balance \$3,291.29

#### Money Manager (35-010)

Beginning Balance \$84,198.19

Credits

Road Fees \$330.00

Interest \$78.93

Debits

None

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Ending Balance \$84,607.12

**HFS CD**

Beginning Balance	\$25,000.00
Credits	
None	
Debits	
None	
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Ending Balance	\$25,000.00
Total Aloha Estates Association Balance:	\$113,985.74

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

Submitted by Gary Gergely, 01/03/2025

