

**Hawaiian Paradise Park Owners Association  
Board of Directors  
Meeting of April 21, 2010  
Minutes**

I. **Call to Order.** President Bob Rainie called the meeting to order at 6: 00 p.m.

II. **Roll Call.**

a. **Board of Directors:** Bob Rainie, President; Dale Watson, Vice President; Randy Dresselhaus, Secretary; Joan Galante, Treasurer; Cheryl Jackson; Ron Vizzone; June Conant; Jeff Gray. General Manager, Kaniu Kinimaka-Stocksdale, was also in attendance.

b. **Guests:** Jerry Carr, Barbara Kahn-Langer, Ken McGilvray, Gregg Datlof, Robin Wright, Elizabeth Robertson, David Fithian, Bonnie Fithian, Emily Naeole, Tommy Spencer, James Weatherford, Elizabeth Weatherford, Annie Svaty, Michael Cummings, Madie Greene, Heather McNeill, Bill Steiner, Kathleen Nielsen, Cory Fishman, Charles Greene, Luahiwa Namahoe

III. **Agenda.** Bob Rainie added the item of Paving Committee to New Business.

*Dale Watson moved to approve the Agenda and Jeff Gray seconded the motion. The Agenda was approved unanimously.*

IV. **Guest Speaker: Councilwoman Emily Naeole.** Ms. Naeole provided answers to the following concerns from HPPOA: 1) Why is the County not maintaining the road section of Paradise Dr. from Hwy 130 to 21<sup>st</sup>? The answer from Warren Lee, Hawaii County Public Works Director, was that they still considered this section to be a private road. Before it can be dedicated to the County it needs to meet County standards. Ms. Naeole agreed to convene a meeting to discuss this further with Mr. Lee. 2) Why are the County Parks at the bottom of Maku'u and Paradise Dr. not being maintained by the County? The answer from Bob Fitzgerald, Parks and Recreation Dept., was that undeveloped parks will not be maintained due to current budget constraints. No funds are likely to be available for a few years. 3) What is the status of the stimulus package plan for HPP to have a County park? In answer, Bob Fitzgerald said this project will not be funded through the stimulus plan, as there are not enough funds to include parks that have not passed the Planning and Design Phase. 4) Where is the \$500,000 appropriated for the planning and design of the park? Bob Fitzgerald encouraged the Board to work with Ms. Naeole in order to fight hard to appropriate funds for the park. Emily stressed the need for members to work with her personally to move this project forward. 5) A request for a meeting was made to discuss the issue of the exit road from lower Puna through HPP. Emily agreed to set up a meeting which would include members from HPPOA, Hawaii County Public Works and other significant parties. She filed a report with the Board.

**V. Owner Input.**

- a. Elizabeth Weatherford filed a report with the Board regarding the Kea'au – Paho shoulder lane conversion and addition of a signal light at Shower Dr. She asked the Board to consider alternatives to these additions before the challenge period expires. Some discussion ensued on possible alternatives, including a roundabout.
- b. David Fithian commented on the response he received from the State presentation he attended at the University, wherein the speaker admitted that 2014 or 2020 is more likely date for these conversions.
- c. Ken McGillvray expressed concern that the mower was out of commission for much of last month. He also inquired about the validity of some fees and savings. He also asked if Ted Hong had been paid \$11,000 from sale of properties from last June.
- d. Annie Svaty. With respect to her use of the Park on March 28<sup>th</sup>, Ms. Svaty asked for a return on her deposit. She discussed issues raised with the office due to the condition of the place after she had left.
- e. Heather McNeill. Ms. McNeill requested that the sign used during weed-whacking procedures be placed further away from the intersection, as it blocks the view of oncoming traffic. She also asked for the current status on the blockage of Railroad.
- f. Barbara Kahn-Lager asked how the current Speed Hump Policy would be addressed in this Meeting's Agenda item of Speed Humps. She also referred to the application of speed humps at the Hwy 130 shoulder conversion project.
- g. Cory Fishman asked if there were any H2O hookups from Paradise Dr. to the Fire Department. He expressed concern over various fees. He also inquired, if the Association was sued for an accident, would the insurance pay full reimbursement for the lawsuit, or is it passed on to land owners in general?\_

**VI. Minutes.** The Minutes of the Meeting of March 17, 2010 were reviewed.

*Dale Watson moved to approve the Minutes of March 17, 2010 as submitted and Randy Dresselhaus seconded the motion. The motion was passed unanimously.*

**VII. Treasurer's Report.** Treasurer, Joan Galante, presented this report. Her report was filed.

Total Checking/Savings Balance:      \$ 9,041,252.62. All accounts are reconciled.

Some review was made about procedures for running reports on SAM. A new procedure was set up to run a SAM A/R report daily to make tracking easier for the bookkeeper. The funds in the Morgan Stanley Money Market Acct #1027 show an increase of \$100,370.93 because the CD Acct# 1082 B has matured. The funds are currently being held in this Money Market Account until the Board decides where this amount will be invested.

The Finance Committee met twice to work on the 2010-2011 budget. The Finance Committee requested the Board set up a special meeting to discuss the details of the 2010-2011 budget.

*Joan Galante made the motion that the Board convene a special meeting to discuss the 2010-2011 budget in detail. June Conant seconded the motion. The motion was passed unanimously.*

The date for the special Board Meeting was set for April 27, 2010 at 6:00 p.m.

Ms. Galante requested that Dorcas Liu who is currently working along with the Finance Committee be approved as a member.

*Joan Galante made the motion that the Board approve Dorcas Liu to the Finance Committee. June Conant seconded the motion. The motion was passed unanimously.*

In reviewing the Budget Comparison Worksheet, the Finance Committee noted there was no annual payment of \$25,000 made to Income Acct #4650: Annual General Fund Payment for FY 2008-09. As the Bylaws state, these funds should be transferred annually and expensed to Acct #5665 Road Maintenance, Annual General Fund Compensation. Transfer of funds in the amount of \$25,000 is, therefore, required for both FY 2008-09 and for the current FY 2009-2010.

*Dale Watson made the motion that the Board approve the transfer of funds in the amount of \$25,000 for FY 2008-2009 and \$25,000 for FY 2009-2010 – Total \$50,000 – from Expense Acct #5665 Annual General Fund Compensation to the Income Acct #4650 - Annual General Fund Payment. Joan Galante seconded the motion. The motion was approved unanimously.*

**VIII. General Manager's Report.** The General Manager's report was reviewed and filed. Ms. Stocksdales addressed several issues from last month's Owner Input section of the Minutes. Several members showed interest in setting up a Committee to discuss the Puna Makai alternate route. A suggestion was made to conduct a survey for public comments. Ms. Stocksdales circulated a report summarizing the ballot preparation completed in the office on April 9<sup>th</sup> and the postage costs for the mailing which took place on April 13<sup>th</sup>. When discussing Road Maintenance, she noted that the mower was down for two weeks due to electrical problems. Also noted, one vendor quoted \$9,244.79 for three roll-up doors for the Activity Center. Automation of the doors can be added for a fee.

*Dale Watson made the motion and Jeff Gray seconded the motion that the three roll-up doors be purchased for the price of \$9,244.79, with both manual and automated features for an additional fee. The motion was approved unanimously.*

The Board was reminded about the candidates' mixer on April 30th from 5p.m. – 8p.m.

**IX. President's Report.** Bob Rainie reported that the diesel fuel shed had been broken into but nothing was stolen. Discussion ensued regarding possible security systems.

**X. Committee Reports.**

- a. Bylaws Committee. June Conant reported that the deadline for mailing out the packets is June 11, 2010. The mail-in date is July 16<sup>th</sup>, 2010. The preparation and mailing of the packets requires a couple of weeks and many volunteers. All volunteers are welcome!
- b. ENET. Gregg Datlof, Chair reported. He said at the Tsunami drill went like clockwork! Nine out fifteen people showed up to participate. Mr. Datlof welcomed donations towards offsetting necessary expenditures for ENET. As Mr. Datlof has professional experience in Communications, a suggestion was made that the Board might make a donation to ENET in exchange for engaging Mr. Datlof as a consultant.
- c. Human Resources Committee. Jeff Gray filed his report. The members asked for more time to review the report before it goes to the Board for consideration.
- d. Neighborhood Watch. Jerry Carr reported six grab-n-go burglaries last month in HPP which constitutes 22% of Puna district. Most disturbing of the burglaries was the six firearms which were taken. Also, \$11,000 worth of custom-made wigs were stolen. The fuel shed was broken into but nothing was taken. Mr. Carr noted that due to budget constraints, there would be no more free poles for sign installations. The Committee has decided to try to recycle used ones as an alternative.

**XI. Unfinished Business.**

- a. Motions Log. June mentioned that Motion Tracking #20 – the drafting of the Bylaws is completed.

*The Motions Log was approved unanimously, with the inclusion that Tracking #20 was completed.*

**XII. New Business.**

- a. Election Dates. Dates regarding the upcoming election were approved. March 19<sup>th</sup>, 2010 was approved as the deadline for acceptance of the nomination papers, and May 28<sup>th</sup> as the election date.

*Bob Rainie moved that March 19th be approved as the deadline for acceptance of nomination papers and May 28th be approved as the election date. June Conant seconded the motion. The motion was passed with unanimous approval.*

- b. Investments. Mr. Rainie requested that the investment funds currently found in the Morgan Stanley Money Market Account be moved to local control for better rates.

*Bob Rainie moved that the investment funds in the Morgan Stanley Money Market Account be moved to local control to allow for better interest rates. Dale Watson seconded the motion. The motion was passed with unanimous approval.*

- c. Speed Humps. Dale Watson mentioned that the current Speed Humps Policy approved by Board specifies that the owners pay for the speed humps if they instigate the installation. It was suggested that an addendum be added which specifies that when HPPOA instigates the installation of speed humps, they absorb the associated costs.

*Dale motioned to add an addendum to the Speed Humps Policy which specifies that the Board and the General Manager may deem it necessary to install speed humps for safety reasons; and, any costs incurred for these speed humps will be absorbed by HPPOA. The motion was seconded by Randy Dresselhaus. June Conant opposed. The motion was passed.*

*Dale motioned to give the General Manager and the Road Manager permission to negotiate for a better price on the 29 speed humps and signs from HOVE starting at \$500 each not exceeding \$700 each. The price will then be presented to the Board for approval. The motion was not seconded. The motion was withdrawn without objections.*

It was decided that the General Manager and the Road Manager will negotiate with HOVE for the best price possible and will present the quote to the Board for approval at the earliest possible date.

- d. Paving Committee. Mr. Rainie requested the re-establishment of the Paving Committee. Several members expressed interest in participating.

*Bob Rainie moved to re-establish the Paving Committee with Dale Watson as Chairman. Joan Galante seconded the motion. The motion was passed unanimously.*

### **XIII. Announcements.**

- a. The next Board of Directors Meeting will be on Wednesday, May 19, 2010, at the HPPOA Activity Center Library at 6:00 p.m.

- XIV. Adjournment.** The President adjourned the meeting at 8:45 p.m. The Board agreed to continue to meet in Executive Session after a brief intermission.

*Randy Dresselhaus moved to adjourn the meeting and Ron Vizzone seconded the motion. The motion was passed unanimously.*

Respectfully Submitted:

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Denise Warner, Recording Secretary

\_\_\_\_\_  
Date

\_\_\_\_\_  
Randy Dresselhaus, Board Secretary

\_\_\_\_\_  
Date

### **Motions Log**

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