

**Hawaiian Paradise Park Owners Association  
Board of Directors Meeting of May 19, 2010  
Minutes**

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

**II. Roll Call.**

- a. Board of Directors: Bob Rainie, President; Randy Dresselhaus, Secretary; Joan Galante, Treasurer; Keone McAllister; Cheryl Jackson; June Conant; Ron Vizzzone; Jeff Gray. General Manager, Kaniu Kinimaka-Stocksdale, was also in attendance.
- b. Guests: Peter Houle, Shannon Schutz, Pamela Hanor, John Hanor, John Mullin, Ken McGilvray, Robin Wright, David Fithian, Bobbie Alicen, Harold Ching, Tom Jennings, Barbara Kahn-Langer, Boyd Jenkin, Faye Hanohano, Nancy Jenkin, Tommy Spencer, Annie Svaty, Charles Greene

**III. Agenda.** *The agenda was approved by consensus.*

**IV. Owner Input.**

- a. Ken McGilvray. Reviewing the April Balance Sheet, Mr. McGilvray cited a \$9,000 profit for SEE Employees Program and asked if this was accurate. He also asked if the copy charge of \$2/page was accurate and if it could be lowered. He enquired as to the Mower's usage this month, and mentioned that Railroad has not been mowed. He referred to the Loeffler Construction Fund Contract, Phase 3. As it is still not finished, he believes they are in violation of the contract, and would like to know if the Board is taking legal action to address this violation.
- b. Mr. Fithian asked about sufficient insurance coverage for speed humps being suggested. He referred to the fact that New Hope had it challenged soon after implementation.
- c. Peter Houle noted that due to a new day care/school on his street, the traffic and traffic speed has increased significantly, which is causing safety issues for homeowners exiting their properties. He requested that the street be paved. It was noted that the Board had turned down the permit for the school, but the County approved it anyways.
- d. Annie Svaty. Ms Svaty appealed to the Board for a return on her security deposit for use of the Activity Center in March. She noted that \$100 had been returned, but felt that the charge remaining of \$100 for bathroom locks in the women's restroom and for cleanup of urine on the men's restroom wall was unjustified.

- e. Bobbie Alicen requested the Board review the appeal by Ms. Svaty. She noted that no inspection was done and the costs for damages were not equal to remedial costs.
- f. Tommy Spencer, Road Supervisor read a statement regarding a minority of home owners who drive past road crews without regard for safety, causing potentially dangerous situations for the crew. He also expressed concern over disrespectful language used by homeowners when addressing road crew members.

**V. Minutes.**

- a. The minutes of the meeting of April 21, 2010, were reviewed.

*June Conant motioned to approve the minutes as submitted. Joan Galante seconded the motion. The motion passed with unanimous approval.*

- b. The minutes of the Special Board of Director's Budget Meeting, April 27, 2010 were reviewed.

*The minutes were approved as submitted. The motion passed with unanimous approval.*

- c. The minutes of the Special Board of Director's Meeting with SSFM International Inc. on May 4, 2010 were reviewed.

*The minutes were approved as submitted. The motion passed with unanimous approval.*

**VI. Treasurer's Report.** Treasurer, Joan Galante, presented this report.

Total Checking/Savings & Construction Funds:                      \$8,959,582.08.

*The Treasurer's Report was accepted.*

Ms. Galante noted that collections on past due accounts totaled \$9,733 for Account 1202 - Past Road Fees. She recommended that all collections from past due road fees, interest, liens and foreclosure costs be deposited into Acct 1010 Road Savings #9339 and held for capital projects such as needed equipment. Ms. Galante presented the Budget Performance Report which now reflects the 2009-2010 revised budget, although noting that as there are only six weeks left before FY Yearend; therefore, the Revised Budget will not be input into Quick Books. Ms. Galante also presented to the Board for discussion three options with regards to the SEE Hawaii Employees. Discussion ensued about the 6-1 option, wherein, 6 road crew and 1 office SEE employees are employed with the understanding that the General Manager will be able to pay for the costs over the next several months through collections of outstanding fees.

*Joan Galante made the motion that the 6-1 option for the 2010-2011 Budget be accepted by the Board. June Conant seconded the motion. The motion passed with unanimous approval.*

**VII. General Manager's Report.** Kaniu Kinimaka-Stocksdales, General Manager presented her report. She reported that the conversion from SAM to Quick Books has commenced. The General Manager was asked by the Board to create a policy requiring future Board Meetings to use the current format for the presentation of the Treasurer's report. She mentioned that transference of funds from Stanley Morgan to Home Street Bank is in process.

**VIII. President's Report.** Bob Rainie reported that the Fidelity Contract for the General Manager is now in effect from April 2010 to April 2011, made through Philadelphia Insurance Companies for \$1M. He also invited all to attend a meeting on the Keaau-Pahoa Road shoulder lane conversion on Friday, May 21, 2010 from 10:00 am – 12:30 pm in the Activity Center Library. Staff from Wilson Okamoto Corporation and planners for the project will be present.

**IX. Committee Reports**

- a. Bylaws Committee. June Conant reported that everything is on schedule. Packets will be mailed out by June 11<sup>th</sup>, and will be due back by July 16<sup>th</sup>.
- b. Neighborhood Watch. Peter Houle reported as Co-Chair. He reported seven burglaries in April which represents 20% of Puna total. Three burglaries were car break-ins at Kaloli Point. He also reviewed the Neighborhood Watch set up,

**X. Unfinished Business.**

- a. Motions Log. This was discussed and no changes were made. To save paper, the Motions Log will be listed on the website and only current motions will be printed for future meetings.

**XI. New Business.**

- a. Park Development Committee. The Board discussed reactivating the Committee with the following members: Carole and John Mullin as Co-Chairs, John Hanor, Pam Hanor, Lloyd Cabral, Diane Campbell, and Sue Hanson.

*The President made the motion to reactivate the Parks Development Committee. Randy Dresselhaus seconded the motion. The motion passed with unanimous approval.*

- b. 2010-2011 Budget. No further discussion was initiated.
- c. RTSP Committee. Cheryl Jackson volunteered to be the Board Liaison to the RTSP Committee.

- d. CIP. The General Manager reviewed the Capital Improvement Plan.

*Keone McAllister made the motion to approve the Capital Improvement Plan with updates as needed. Joan Galante seconded the motion. The motion passed with unanimous approval.*

- e. Pro Service. The General Manager reported that the implementation of Pro Service is in process, and an implementation date is set at June 1, 2010. Ms. Stocksdale asked the Board to approve a change in payment procedures to allow employees to receive their paychecks on a weekly basis. The Board agreed to the change as part of the General Manager's prerogative.

- f. Paving RFP. The President filed a request for proposal for the implementation of Phase IV. Some questions were raised about the creation of the proposal and the decision-making process for the paving schedule.

*The President made the motion to accept the request for proposal for release. No second was initiated. The motion died for lack of a second.*

The Board decided that further review was needed before releasing a proposal.

**XII. Announcements.**

- a. The next Board of Directors meeting will be on Wednesday, June 16, 2010, at the HPPOA Activity Center Library at 6:00 pm

**XIII. Adjournment.** The president adjourned the meeting at 7:53 pm.

*Ron Vizzone moved to adjourn the meeting and Randy Dresselhaus seconded the motion. Approved unanimously.*

Respectfully Submitted:

\_\_\_\_\_  
Denise Warner, Recording Secretary

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

**Motions Log**

*June Conant motioned to approve the minutes of the Board of Directors Meeting of April 21, 2010 as submitted. Joan Galante seconded the motion. The motion passed with unanimous approval.*

*The minutes of the Special Board of Director's Budget Meeting of April 27, 2010 were approved as submitted. The motion passed with unanimous approval.*

*The minutes of the Special Board of Director's Meeting with SSFM International Inc. on May 4, 2010 were approved as submitted. The motion passed with unanimous approval.*

*The Treasurer's Report was accepted.*

*Joan Galante made the motion that the 6-1 option for the 2010-2011 Budget be accepted by the Board. June Conant seconded the motion. The motion passed with unanimous approval.*

*The President made the motion to reactivate the Parks Development Committee. Randy Dresselhaus seconded the motion. The motion passed with unanimous approval.*

*Keone McAllister made the motion to approve the Capital Improvement Plan with updates as needed. Joan Galante seconded the motion. The motion passed with unanimous approval.*