

**Hawaiian Paradise Park Owners Association  
The Board of Directors Meeting on October 20, 2010  
Minutes**

- I. **Call to Order:** President Ron Vizzone called the meeting to order at 6:00 p.m.
- II. **Roll Call:**
- a) **Board of Directors:** Ron Vizzone, President; June Conant, Vice-President; Ken McGilvray, Treasurer; Elizabeth Weatherford, Secretary; Francis Ganon, Judy Sumter, Allen Dale Watson, Leslie Estep, Keone McAllister.
- b) **Guests:** Gantry Andrade, Leonard Baker, Hunter Bishop, Department of Parks and Recreation, Fred Blas, Leilani Bronson-Crelly, Harold Ching, Dave Cronister, Terri Cronister, Roger Hanson, Clayton Honma, Department of Parks and Recreation, Tom Jennings, Jay Letuli, Mr. McGinnis, Debbie Martin, Manuel Martinez, Gerald Martins, Sr., Mike Mentnech, Emily Naeole-Beason, Gayle Oka, Norman Oka, Joe Parker, Ron Robertson, Barbara Robertson, Jason Sanbo, Hopper Sheldon, Tommy Spencer, Steven Stein
- III. **Hunter Bishop, Executive Assistant to the Mayor, Billy Kenoi and Clayton Honma, Deputy Director, Parks and Recreation** reported that approval for the 20 acre park between 15<sup>th</sup> and 16<sup>th</sup> has been sent to the Finance Committee and request has also been made for the CIP proposal. Some owners requested that the County express in writing their plan for completing the park within an agreed upon time frame; and, furthermore, should they be unable to complete the park, the land would be returned to HPPOA. The County responded that this type of accountability would not work for them. The Board requested the County provide an outline delineating what would be included in the park.
- IV. **Approval of the Agenda:** Addition: Under New Business - Committee to Hire a General Manager.
- Vote in Favor: Ron Vizzone, Francis Ganon, Ken McGilvray, Judy Sumter, Keone McAllister, June Conant, Leslie Estep, Elizabeth Weatherford. Vote Against: Dale Watson. Agenda was adopted as amended. Motion carried.*
- V. **Owner Input:**
- a) **Dave Cronister** expressed concern over the requirements needed to properly eliminate contaminants in the Maintenance Shop Bathroom. Mr. Vizzone requested the Cronisters consider becoming members of a sub-committee to consider this issue.
- b) **Gantry Andrade** mentioned that the petitioners on 30<sup>th</sup> refused to sign receipt of the letter prepared by the HPPOA Attorney in response to the fugitive dust issue, because the letter indicated that the petitioners knew the condition of the roads when they bought the land.
- c) **Hopper Sheldon**, founding member of Paradise Studio Tour Artist Collective was given permission to put up signs for this year's event.
- d) **Gayle Oka**, Baptist Church member complained that her signs were removed. Mr. Spencer responded that in her case, a worker who picked up her signs was uninformed.

- e) **Steven Stein** mentioned he was told by Hunter Bishop that HPPOA is not allowed to reallocate the funds for some other purpose, as they are only dedicated for the park. Mr. Stein recommended that all main arteries be deeded to the County in order to provide proper maintenance and water stations, etc.
- f) **Jay Letuli** asked for lenience on overdue road maintenance fees. The Board suggested that he write a letter in response to Mr. Van Leer outlining a realistic payment plan.
- g) **Mr. McGinnis** asked about the status of the speed humps.

**VI. Approval of Minutes:**

- a) The Minutes of the Board of Directors Meeting on September 15, 2010 were approved.

*June Conant moved to accept the Minutes of the Board of Directors Meeting on September 15, 2010. Dale Watson seconded. Unanimously approved and motion carried.*

**VII. Committee Reports:**

- a) **Paving** – Francis Ganon reported that the results of the core testing indicated that the materials were not at fault. He noted that at times the asphalt poured measured less than the agreed upon two inches. It was noted that Kaloli is starting to crack and slide around 16<sup>th</sup>. Loeffler has requested half of the retention monies (of five percent) to help with repairs. Mr. McGilvray suggested that Loeffler reimburse HPPOA for the core inspection of \$2300. The Board requested the actual core testing results for review.

- b) **Expense Review** – Judy Sumter filed a report on pricing of office supplies from Kona Coast Office Supplies. She also reviewed several possible vehicles for the transportation of workers. The Board discussed the comparison of buying a vehicles vs. mileage reimbursement.

*Judy Sumter made the motion to try Kona Coast Office Supplies for a 90-day trial period. Ken McGilvray seconded the motion. Unanimous approval. Motion carried.*

- c) **Finance** – Ken McGilvray reported that a workshop on October 27<sup>th</sup> will discuss the budget and the CIP plan. Results and recommendations will be reported back to the Board at the next Board Meeting.
- d) **RTSP** – Leslie Estep filed the minutes from the Committee meeting. She reported that Harry Musgrave has offered to be Chairman. She reviewed the safety priorities established by the Committee. The Board requested the Committee make a recommendation as to where the speed humps should be placed.

**VIII. Treasurer's Report:** Mr. McGilvray reviewed and filed the Treasurer's Report. The Board also discussed issues regarding the Quick Books conversion.

**IX. Road Supervisor's Report:** Mr. Spencer filed a Road Maintenance Report, and confirmed that the striper from Aloha Paint Company LLC is licensed and insured for Hawaii. He reported that the striper will be submitting a bill for the next payment. Also noted, the Board agreed that the Fuel Log does not need to be submitted to the Board every month.

**X. Unfinished Business:**

- a) Motions Log – was filed.
- b) Maintenance Shop Bathroom – The Board decided that a Committee should be set up to consider any specific requirements. Mr. McGilvray noted that Mr. Thomas Stevens from TNS had already ordered the steel specific to the architect’s stamp. He had also ordered the new eye-wash station and a pull-shower, as requested. He indicated that HPPOA will have to pay for the materials, if he will not be selected to finish the project. It was noted that three bids were submitted in the Spring of last year, and his bid was selected as the lowest.

*Dale Watson made the motion to continue using TNS Construction for the Maintenance Shop Bathroom as per previous approval on the bid of approximately \$16,000. Elizabeth Weatherford seconded the motion. Unanimous approval. Motion carried.*

- c) Fugitive Dust Issue – June Conant filed a possible sample letter to be sent to the Department of Health outlining HPPOA’s position. She reported that they continue to maintain the position that HPPOA will be held responsible for the dust. The Board discussed forwarding the sample letter to Mr. Van Leer for final review and action.

*Ron Vizzone made the motion that Mr. Van Leer, Esq. draft a letter in response to Mr. Nagamine, Dept. of Health, to explain our position. Leslie Estep seconded the motion. Unanimous approval and motion carried.*

- d) “The Conch” Review Prior to Publication – The Board discussed omissions and other errors. The Board discussed reviewing The Conch a week before publication via email.

*June Conant made the motion that the Board review The Conch one week prior to publication. Keone McAllister seconded. Unanimous approval. Motion carried.*

- e) Special Permit for Open Arms Metropolitan Community Church – Debbie Martin, Pastor asked for a letter of support from the Board when they apply for a Special Use Permit.

- f) Discuss Contract for Attorney – Mr. McGilvray read Mr. Van Leer’s Agreement of Retainer.

*Ken McGilvray moved to accept Mr. Van Leer’s Agreement of Retainer to be signed by the President. Elizabeth Weatherford seconded the motion. Unanimous approval. Motion carried.*

**XI. New Business:**

- a) Proposed Increase in Road Fees in 2011 - It was reported that the Board needs to make a decision by the next Board Meeting.
- b) Truck Hauling Bids –

*Judy Sumter made the motion to hold a Special Meeting on October 27, 2010 to open the bids. Francis Ganon seconded the motion. Unanimous approval. Motion carried.*

- c) Development of Conduct of Meeting Procedure or Resolution – The Board discussed making a resolution to use Robert’s Rules as a guideline for conduct and procedures, rather than encompassing all of the rules as parliamentary law.  
  
*June Conant moved to make a resolution to use Robert’s Rules as a guideline for procedures. Judy Sumter seconded the motion. Vote in favor: Ron Vizzone, Francis Ganon, Keone McAllister, Elizabeth Weatherford, Leslie Estep, Judy Sumter, June Conant, Ken McGilvray. Vote against: Dale Watson. Motion carried.*
- d) Committee to Hire a General Manager – The Board set up a Committee to review applications, set interview dates, etc. Ron Vizzone, Dale Watson, June Conant, and Francis Ganon agreed to form the Committee.
- e) Special Permit Application to Operate a Community Store within a Garage of an Existing Dwelling by Michael and Joy Mentnech – The Board decided to discuss the Special Permit at the Special Meeting of October 27, 2010.
- f) Annual Howling Holidays - enthusiasts requested limiting traffic on 16<sup>th</sup> between Maku’u and Paradise to local residents between 7:30 am and 10:00 am on Sunday, December 12<sup>th</sup>, and asked HPPOA waive the \$200 deposit on the facility. The Board responded that the deposit will not be waived. The rent will continue at \$100.

**XII. Announcements:**

- a) Special Meeting: October 27, 2010 at 6:00 p.m. in the Library.
- b) Next Board Meeting: November 17, 2010 at 6:00 p.m. in the Library.
- c) Next General Membership Meeting: Sunday, October 31, 2010 at 3:00 p.m.

**XII. Adjournment of Meeting:** The President called the meeting adjourned at 9:25 p.m. and convened an Executive Session.

Respectfully Submitted:

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Denise Warner, Recording Secretary

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Date

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Elizabeth Weatherford, Board Secretary

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Date

**Motions Log**

*June Conant moved to accept the Minutes of the Board of Directors Meeting on September 15, 2010. Dale Watson seconded. Unanimously approved and motion carried.*

*Judy Sumter made the motion to try Kona Coast Office Supplies for a 90-day trial period. Ken McGilvray seconded the motion. Unanimous approval. Motion carried.*

*Dale Watson made the motion to continue using TNS Construction for the Maintenance Shop Bathroom as per previous approval on the bid of approximately \$16,000. Elizabeth Weatherford seconded the motion. Unanimous approval. Motion carried.*

*Ron Vizzone made the motion that Mr. Van Leer, Esq. draft a letter in response to Mr. Nagamine, Dept. of Health, to explain our position. Leslie Estep seconded the motion. Unanimous approval and motion carried.*

*June Conant made the motion that the Board review The Conch one week prior to publication. Keone McAllister seconded. Unanimous approval. Motion carried.*

*Ken McGilvray moved to accept Mr. Van Leer's Agreement of Retainer to be signed by the President. Elizabeth Weatherford seconded the motion. Unanimous approval. Motion carried.*

*Judy Sumter made the motion to hold a Special Meeting on October 27, 2010 to open the bids a week from today. Francis Ganon seconded the motion. Unanimous approval. Motion carried.*

*June Conant moved to make a resolution to use Robert's Rules as a guideline for procedures. Judy Sumter seconded the motion. Vote in favor: Ron Vizzone, Francis Ganon, Keone McAllister, Elizabeth Weatherford, Leslie Estep, Judy Sumter, June Conant, Ken McGilvray. Vote against: Dale Watson. Motion carried.*

**Hawaiian Paradise Park Owners Association**  
**The Board of Directors Special Meeting on October 27, 2010**  
**Minutes**

- I. **Call to Order:** President Ron Vizzone called the meeting to order at 6:00 pm.
- II. **Roll Call:**
- a) **Board of Directors:** Ron Vizzone, President; June Conant, Vice-President, Ken McGilvray, Treasurer, Elizabeth Weatherford, Secretary, Allen Dale Watson, Keone McAllister, Judy Sumter, Francis Ganon, Leslie Estep.
  - b) **Guests:** Leilani Bronson-Crelly, Gerald Martins, Mike Mentnech, Kim Pinkerton, Tommy Spencer, William Watkins
- III. **Agenda:** *The agenda was approved by unanimous approval. Motion carried.*
- IV. **Owner Input:** No owners provided input.
- V. **New Business:**
- a) **Open Bids for Truck Hauling Services:** The following nine companies provided bids: L&B Trucking. G. Martins & Sons, Kalaheo Trucking, E&A Trucking, C&S Services, Sanford's Service, W&C Julian, ALL G Enterprises and Sanborn Trucking. The sealed bids were opened and reviewed. Some discussion ensued about the legal minimum PUC rate. Mr. Ganon agreed to ascertain the PUC rates for the Board's next meeting. The Board decided to postpone any decision until the next Board Meeting. Mr. McAllister left the meeting.
  - b) **Special Permit Application to Operate a Community Store within a Garage of an Existing Dwelling in HPP by Michael and Joy Mentnech:** Mr. Mentnech addressed the Board to ask for support on their request for a Special Permit from the Planning Department.  
  
*Elizabeth Weatherford made a motion to support the Special Permit requested by Mr. and Mrs. Mentnech for a Community Store within their garage. Leslie Estep seconded the motion. Vote in favor: Elizabeth Weatherford, Leslie Estep, Ron Vizzone, Judy Sumter. Vote Against: Ken McGilvray, Francis Ganon, Dale Watson and June Conant. Motion lost.*
  - c) **HPP Park:** Mr. Vizzone reviewed information received from the County of Hawaii describing their intentions for the park. The Board agreed more discussion was needed.
  - d) **Hours Spent by Board Members:** Mr. McGilvray asked for the average hours per week spent by each Board Member, and the number of volunteers as requested by the auditor for tax purposes.
  - e) **Paving Review:** The Board discussed the issues remaining over Phase III. Mr. Watson noted for the record that the current Board had not approved a paving committee according to the procedure outlined in the bylaws.
- VI. **Adjournment:** *Elizabeth Weatherford moved to adjourn the meeting at 7:45 p.m. Dale Watson seconded the motion. Adjournment at 7:45 p.m. by general consent.*

Respectfully Submitted:

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Denise Warner, Recording Secretary

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Date

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Elizabeth Weatherford, Board Secretary

\_\_\_\_\_  
Date

**Motions Log**

*No motions carried.*