

**Hawaiian Paradise Park Owners Association
The Board of Directors Meeting on June 15, 2011
Minutes**

I. **Call to Order:** President Ron Vizzone called the meeting at 6:00 p.m. Quorum was established.

II. **Roll Call:**

- a) **Board of Directors:** Ron Vizzone, President; June Conant, Vice-President; Ken McGilvray, Treasurer; Elizabeth Weatherford, Secretary; Keone McAllister, Alan Dale Watson, Leslie Estep. Absent: Judy Sumter and Francis Ganon.
- b) **Guests:** David Alatan, Debbie Alatan, Karen Aurello, Randall Aurello, Nathan Black, Cheri Bowman, Ian Bowman, Tom Brown, Mass Transit Agency, Gini Byrn, Harold Ching, Dave Collopy, Linda Davis-Tafaoinako, Kevin Dayton, Executive Assistant, Mayor's Office, Joan Galante, Heather McNeill, Jan Meli, Evan Pfaff, Karl Seebruch, Valerie Taverten, Lindy Williams; also present, Scott Reilling, General Manager.

III. **Approval of the Agenda:** The agenda was amended and approved.

June Conant moved to accept the Agenda as amended. Keone McAllister seconded the motion. Unanimous approval. Motion carried.

IV. **Guest Speaker: Tom Brown, Mass Transit Agency** – Mr. Brown announced that a local bus service through HPP is being planned and asked that members fill out a survey to assess transit needs.

Guest Speaker: Fred Blas, Councilman – Mr. Blas was unable to attend.

V. **Owner Input:**

- a) **The following owners spoke in favor of the park:** Randall Aurello, Marty Campbell, Evan Pfaff, Valerie Tweeten, Dave Collopy, Nathan Black and Joan Gallante. Wendy Williams warned members of some of the negative impacts of living close to a public park, such as security and maintenance issues.
- b) **Derek and Debbie Alatan** – asked about resurfacing of Shower Dr. and 25th due to health issues arising from dust from unpaved roads. They also asked about the removal of several palm trees for better visual clearance.
- c) **Karen Aurello** – She asked about removing palm trees for better visible clearance on Shower Dr. She also asked about paving her street.
- d) **Elizabeth Weatherford** – She suggested members start to be more active in asking the County to support Bill 1626 which would have given monies back to the community which could be used to pave more roads.
- e) **Nathan Black** also asked that less maintenance be done on resurfacing so that more roads can be paved.

- f) Jan Meli – asked if the Board could ask the County to set aside monies to maintain the park.

VI. Approval of Minutes:

- a) The Minutes of the Board of Directors Meeting of May 18, 2011 were reviewed.

June Conant moved to accept the Minutes of the Board of Directors Meeting of May 18, 2011. Ken McGilvray seconded the motion. Unanimous approval. Motion carried.

VII. Committee Reports:

- a) Parks – June Conant reviewed the County’s plan to offer the following:

- a covered multi-purpose play court
- a grass multi-purpose field
- staff facilities
- catchment water system
- bathrooms
- maintenance of the park
- supervised activities in the park
- construction to begin within two years or the land reverts back to HPPOA

June Conant moved that HPPOA proceed with the deeding or leasing of a 20-acre parcel located in HPP to the County of Hawaii for the sole purpose of the construction and maintenance of a County park and recreational facilities. The construction of the park facilities shall begin no later than three years from the completion date of the EIS (Environmental Impact Statement) or ownership of the property will revert to HPPOA. A real estate attorney will be hired to ensure that the documentation contains these restrictions. HPPOA is aware that, at this time, the County is not planning to provide an outside water source for the park or for any assistance with road maintenance on HPP roads. Ron Vizzone seconded the motion. Discussion ensued. The Board asked about the County’s written commitment to park items. Keone McAllister, Ron Vizzone, June Conan, Elizabeth Weatherford. Against: Ken McGilvray, Dale Watson. Abstained: Leslie Estep. Motion carried.

- b) Paving – Progress on Phase III and IV was reviewed.

- c) Community Resilience – Karl Seebruch asked for a waiver of the park fees for September 10th fundraiser portage horseshoe tournament. *Ron Vizzone made the motion to give Community Resilience the same rate as Neighborhood Watch. Discussion ensued. Unanimous approval. Motion carried.*

VIII. Treasurer’s Report: Mr. McGilvray reviewed the Treasurer’s Report. He noted that QuickBooks has been completed. And through May, a total of \$1,609, 553 has been collected for fees for a total of 77.13% of lots estimated at \$238.25.

<u>Construction Fund (for paving)</u>	\$4,379,368.68
<u>Total Checking/Savings and Construction Funds</u>	\$8,592,917.89

- IX. General Manager's Report:** Mr. Reilling reviewed the General Manager's Report. He noted that the grader is down for repairs for about two weeks. Due to vandalism, the basketball hoops were broken but were replaced due to some voluntary help. It was noted that 25 double yellow RPMs have been installed on Maku'u between 17th and 18th Avenues as a test pattern for installation and durability. The Planning Dept. has added 401 TMKs regarding corner lots and driveways to their database, which would support HPPOA in asking members to not build their driveways on main roads. He presented the bids to remove the seven Albizia trees and noted that the lowest bid is contingent upon the road crew removing the cuttings. It was noted that the cost of \$7,000 for the tree work was over budget.

June Conant made the motion to remove the seven Albizia tress on the right-away using funds from this year's budget in the amount of \$7,000. Leslie Estep seconded the motion. Discussion ensued. Vote in favor: Ron Vizzone, Leslie Estep, Keone McAllister, June Conant, Dale Watson, Elizabeth Weatherford. Against: Ken McGilvray. Motion carried.

Unfinished Business:

- a) Motions Log – Tracking #354 and 134 were amended.
- b) Inland Marine Policy – Dale Watson made the motion to accept the inland marine policy for \$2500 a year and its exclusions. Leslie Estep seconded the motion. Discussion ensued. Vote in favor: Ron Vizzone, Leslie Estep, Dale Watson, Keone McAllister. Vote against: Elizabeth Weatherford, June Conant, Ken McGilvray was absent. Motion carried.

X. New Business:

- a) 2011 Election Results – Verne Presnall for District 7; Judy Sumter for District 5; and Margaret “Peggy” Stevens for District 8.
- b) Tree Bid RFP Result – This item was taken care of during the General Manager's Report.
- c) Propose Paying Additional Amount to Caretaker for Opening/Closing Activity Center During Private – June Conant moved to pay \$10 of \$25 nonrefundable fee to the caretaker for opening and closing the AC at special events. Vote in favor: Ron Vizzone, Leslie Estep, Keone McAllister, Elizabeth Weatherford, June Conant, Dale Watson. Ken McGilvray was absent. Motion carried.
- d) Propose Posting General Manager's Report to Website Following each Board Meeting – agreed to by general consent.
- e) Develop a Policy for Collecting Old Debts – June Conant offered to develop a new policy.
- f) Proposal to Repair Cracks and Paint Floor in Main Hall of the Activity Center – Repairs were estimated at \$1600. June Conant moved that the General Manager proceed with the repairs to the cracks and painting of floors in the main hall and bathrooms of the activity center. Vote in favor: Ron Vizzone, Leslie Estep, Keone McAllister, June Conant, Dale Watson. Ken McGilvray and Elizabeth Weatherford were absent. Motion carried.
- g) Financing of the Activity Center – The Activity Center budget showed accrued approximately \$25,000. \$20,413 in revenue and approx \$21,638 in costs. Dale Watson made the motion to

move \$10,000 from the general road fees to the non roads funds to cover expenses. June Conant seconded the motion. Vote in favor: Ron Vizzone, Leslie Estep, Keone McAllister, Elizabeth Weatherford, June Conant, Dale Watson. Ken McGilvray was absent. Motion carried.

- h) Tipping Fees – Dale Watson made the motion to give permission to the GM to go to the County and/or Mayor to discuss HPPOA's requirement to pay tipping fees. Leslie Estep seconded the motion. Discussion ensued. Vote in favor: Dale Watson, Leslie Estep, Keone McAllister, June Conant, Ron Vizzone. Ken McGilvray was absent. Motion carried.
- i) Transition Meeting – A meet and greet was announced for new Board members for June 22nd at 6:00 p.m. at 15-1813 26th St.

XI. Review Various Communications:

- a) Letter to Mr. Fancy and Payment for Tree Removal– It was noted that payment had been received and this account was now closed.
- b) Various E-mails Regarding the Proposed County Park – The Board acknowledged receipt.

XII. Announcements:

- a) Next Board Meeting: July 15, 2011 at 6:00 p.m. in the Library.
- b) Next General Membership meeting: Sunday, June 26, 2011 – 3:00 p.m.

XIII. Adjournment of Meeting: The meeting adjourned by general consent at 8:15 p.m.

Respectfully Submitted and Approved:

Denise Warner, Recording Secretary of Minutes

Date

Elizabeth Weatherford, Secretary

Date

Motions Log

June Conant moved to accept the Minutes of the Board of Directors Meeting of May 18, 2011. Ken McGilvray seconded the motion. Unanimous approval. Motion carried.

June Conant moved that HPPOA proceed with the deeding or leasing of a 20-acre parcel located in HPP to the County of Hawaii for the sole purpose of the construction and maintenance of a County park and recreational facilities. The construction of the park facilities shall begin no later than three years from the completion date of the EAS or ownership of the property will revert back to HPPOA. A real estate attorney will be hired to ensure that the documentation contains these restrictions. HPPOA is aware that, at this time, the County is not planning to provide an outside water source for the park or for any assistance with road maintenance on HPP roads. Ron Vizzone seconded the motion. Discussion ensued. The Board asked about the County's written commitment to park items. Keone McAllister, Ron Vizzone, June Conan, Elizabeth Weatherford. Against: Ken McGilvray, Dale Watson. Abstained: Leslie Estep. Motion carried.

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Dale Watson made the motion to accept the inland marine policy for \$2500 a year and its exclusions. Leslie Estep seconded the motion. Discussion ensued. Vote in favor: Ron Vizzone, Leslie Estep, Dale Watson, Keone McAllister. Vote against: Elizabeth Weatherford, June Conant. Ken McGilvray was absent. Motion carried.

June Conant moved to pay \$10 of \$25 nonrefundable fee to the caretaker for opening and closing the AC at special events. Vote in favor: Ron Vizzone, Leslie Estep, Keone McAllister, Elizabeth Weatherford, June Conant, Dale Watson. Ken McGilvray was absent. Motion carried.

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Dale Watson made the motion to move \$10,000 from the road fees to the non roads funds. June Conant seconded the motion. Vote in favor: Ron Vizzone, Leslie Estep, Keone McAllister, Elizabeth Weatherford, June Conant, Dale Watson. Ken McGilvray was absent. Motion carried.

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