

**Hawaiian Paradise Park Owners Association
The Board of Directors Meeting on October 19, 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; Judy Sumter, and Verne Presnall. Absent: Francis Ganon, Margaret “Peggy” Stevens and Alan Dale Watson.
 - b) **Guests:** Derek Alatan, Leilani Bronson-Crelly, Bruce Derrick, Page Else, Joan Galante, Heather McNeill, Bill Spencer, Kehau Spencer, Clayton Tayamen, Iris Viacrusis, James Weatherford, Vicki Williams; also present, Scott Reilling, General Manager and Tommy Spencer, Roads Supervisor.
- III. **Approval of Agenda:** *Elizabeth Weatherford moved to return Owner Input to the beginning of the Order of Business. The President objected to the motion stating that it is worth trying it one time and it is his prerogative to set the Order of Business. Discussion ensued on this matter. The President removed his objection once the majority expressed their preference for the amended Order of Business. June Conant moved to accept the Agenda as amended. Verne Presnall seconded. Vote in favor: Unanimous approval. Motion carried.*
- IV. **Owner Input:**
- a) Heather McNeill - expressed appreciation for the change in the Agenda’s Order of Business to reinstate Owner Input at the beginning of the Meeting.
 - b) Bruce Derrick – asked for a copy of the letter sent to the Attorney General and the response letter received by June Conant regarding fugitive dust. June Conant responded that her original letter was a personal letter, not a letter sent by the Board, nor is it for general distribution. He asked about the nature of the materials that is being applied to the roads, as he said it disintegrates quickly into a smelly gray dust. He noted that this is aggravated by the fact that All Services Hawaii is located at the end of his street and contributes to the dust issue since they have a lot of heavy equipment travelling on the road. The President offered to share with him dust-reducing information gathered by the General Manager.
 - c) James Weatherford – asked about an article in the Herald Tribune regarding the President’s remarks that mentioned the Board’s refusal to cooperate with HiDOT’s highway expansion project. The President responded that a motion was made to deny access to HPPOA’s database after comments from owners in increment one who made it known that they did not want the Board to allow HiDOT to have access to their personal information under these circumstances, since the State has not supported HPPOA’s roads with tax dollars.

- d) Derrick Alatan – confirmed that he had asked the Board not to cooperate with HiDOT’s request to receive access to the database due to their lack of cooperation in supporting HPP. He clarified that since the HPPOA Bylaws Article XI. Assessments, Section 6, Notice - state that the owners’ personal information such as addresses should be kept confidential, he hopes to get the owners from increment one together to vote for release of information for a negotiated price.
- e) Ken McGilvray – quoted the President’s comments in the article from the Herald Tribune and urged the President to be sure his statements accurately reflect the Board’s actions and intentions.
- f) Leilani Bronson-Crelly – spoke as a resident and a staff member, and cited Bylaw Article XI. Assessments, Section 6, Notice - which states that ‘the addresses of lot owners shall be kept confidential’. She noted that this has been the Board’s position until now. Any change in the Board’s position would necessitate a change in the Bylaws which would cost the Association some eight thousand dollars. She also cautioned the Board that access to database would then have to be equally available to any other party requesting the same information.
- g) Victoria Williams – thanked the Board members for their hard work as volunteers.

V. Guest Speaker, Ms. Page Else, Coordinator Big Island Invasive Species Committee: She noted that the Committee focuses on invasive species which affect food crops and by definition: “causes financial, social, and economical harm or presents a health hazard”. As such, Albizia do not meet that criteria, but efforts are being made to control them and to add Albizia to the invasive species list. She encouraged HPP members to keep notifying the County/State through Civil Defense when the trees present a safety hazard and to keep educating residents on better Albizia control.

VI. Approval of Minutes:

- a) Election of Officers on June 26, 2011 –

June Conant moved to approve the Election of Officers Minutes of June 26, 2011. Judy Sumter seconded the motion. Vote in favor: Unanimous approval. Motion carried.

- b) Board Meeting of September 21, 2011 –

June Conant moved to accept the Minutes of September 21, 2011 as amended. Elizabeth Weatherford seconded the motion. Vote in favor: Unanimous approval. Motion carried.

VII. Committee Reports:

- a) Finance – No report was available.
- b) Neighborhood Watch – A written report was distributed.
- c) Nominations – Districts 2, 3 and 4 will be up for election in June.

- d) Parks – June Conant noted that in cooperation with Fred Blas, efforts are being made to have the two lots by the ocean restored to HPP ownership.
- e) PMAR – A written report was distributed.
- f) Paving – Scott Reilling noted that Yamada and Sons has been selected for paving in Phase IV. The following roads have been selected: 31st Ave. from Maku’u and Paradise (1M), 30th Ave., from Maku’u and Kaloli (2M), 29th from Maku’u and Shower (3M), 27th from Maku’u and Paradise (1M), and 24th from Maku’u and Shower (3M). It appears that four additional miles may be added at the end of Phase IV. In response to a resident’s concern for walking and bike paths, the Board explained that the paving bond is to be used for paving purposes only, not for the creation of pedestrian walkways, and that no funds are available at this time for such a project. However, residents were encouraged to develop a strategy to fund such a project, if they so desired.

VIII. Treasurer’s Report: Ken McGilvray presented a review of the Treasurer’s Report.

<u>Construction Fund (for paving)</u>	\$4,240,550.81
<u>Total Checking/Savings and Construction Funds</u>	\$7,940,126.31

IX. General Manager’s Report and Road Supervisor’s Report: Scott Reilling reviewed the monthly report. The conversion project from SAM to Quickbooks is still underway. Cathy has been hired temporarily to input information. In order to save on fees, First Hawaiian Bank has agreed to drop merchant fees by 20%. The claim for a damaged windshield will be considered in small claims court. He asked the Board for support on the following items: First, to retire the Club Cadet truck which needs repairs, and invest in another truck. Secondly, upon request of the volunteer Fire Department: to provide red, reflective street number signs to be placed on the back of stop signs on the main roads every so often to make it easier for the volunteer HPP Fire Department to locate street names at night. They offered to install them if HPP would be willing to pay for them at an approximate cost of \$500. Thirdly, since the one current mower is too slow to keep up with the maintenance schedule for such a large subdivision, to consider allocating funds for a used, 0-turn Dixie Chopper mower to maintain easements, which is currently available in HPP. Ken McGilvray asked Scott to provide a report on the average number of hours the mower works each month. Additionally, the General Manager noted that on roads with too much dust, one option that the DoH has approved is the placement of black or orange fences in the front of properties to control the dust, if necessary.

X. Unfinished Business:

- a) Motions Log (on-going). Tracking Nos. 385, 366, 365, 357 have been completed and 391 should be eliminated.
- b) EPLI and EBLI – Since Employment Practices Liability Insurance (EPLI) is included in the Directors and Omissions, no approval was necessary; and Employee Benefits Liability Insurance (EBLI) was not considered an essential option at this time.
- c) Release of Increment 1 and 2 Owners’ Personal ID Information to HiDOT and/or USPS – After some discussion, the Board decided by general consent to table the topic until further notice.

XI. New Business:

a) CIP Request for Used Pick up Truck –

Ron Vizzone moved to buy a pick up truck not to exceed \$15,000. June Conant seconded the motion. Discussion ensued.

Verne Presnall moved to amend it to not exceed \$13,000. Ron Vizzone seconded. Vote in favor: June Conant, Judy Sumter, Ron Vizzone, Elizabeth Weatherford, Verne Presnall. Opposed: Ken McGilvray. Motion carried.

After amendment, the motion was adopted to buy a pick up truck not to exceed \$13,000. Vote in favor: Judy Sumter, June Conant, Ron Vizzone, Elizabeth Weatherford, Verne Presnall. Opposed: Ken McGilvray. Motion carried.

b) Phase IV Selected Contractor and Roads – The Board discussed this matter during the Paving Committee Report.

c) IDIQ Contract between HPPOA and Truck Haulers (E&A Produce, Kalaheo Trucking) –

June Conant moved to approve the IDIQ contract as presented. Elizabeth Weatherford seconded the motion. Discussion ensued over the rates.

Elizabeth Weatherford called for the question. Ron Vizzone seconded. Vote in favor: Ron Vizzone, Elizabeth Weatherford, Verne Presnall. Opposed: Ken McGilvray, Judy Sumter, June Conant. Motion lost.

June Conant moved to table the discussion until next month. Elizabeth Weatherford seconded. Vote in favor: Unanimous approval. Motion carried.

The President asked the General Manager to explore an equalization of the rates.

XII. Consider HPPOA’s Position on the Redistricting Plans for Puna - This issue will be added to the General Membership Meeting Agenda.

XIII. Communication & Correspondence:

a) Paul Baillie – Letter dated October 22, 2011

b) Punaweb Blog – September 2011 re: paving bond

c) Hawaii Tribune Herald October 1, 2011 “Pahoa road project hits bumps.”

d) Victoria Williams – Letter dated October 11, 2011

XIV. Announcements:

a) Next Board Meeting: November 16, 2011 at 6:00 p.m. in the Library.

b) Next General Membership Meeting: Sunday, October 30, 2011, 3:00 p.m.

Adjournment of Meeting: The meeting adjourned at 9:10 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 Agenda as amended. Verne Presnall seconded. Vote in favor: Unanimous approval. Motion carried.

June Conant moved to approve the Election of Officers Minutes of June 26, 2011. Judy Sumter seconded the motion. Vote in favor: Unanimous approval. Motion carried.

June Conant moved to accept the Minutes of September 21, 2011 as amended. Elizabeth Weatherford seconded the motion. Vote in favor: Unanimous approval. Motion carried.

After amendment, the motion was adopted to buy a pick up truck not to exceed \$13,000. Vote in favor: Judy Sumter, June Conant, Ron Vizzone, Elizabeth Weatherford, Verne Presnall. Opposed: Ken McGilvray. Motion carried.

June Conant moved to table the discussion on the IDIQ Contract between HPPOA and the Truck Haulers until next month. Elizabeth Weatherford seconded. Vote in favor: Unanimous approval. Motion carried.