

**Hawaiian Paradise Park Owners Association
The Board of Directors Meeting on May 16, 2012
Minutes**

I. Call to Order: President June Conant called the meeting to order at 6:00 p.m. Quorum was established. The meeting took place in the Activity Center Library. Elizabeth Weatherford served as Secretary.

II. Roll Call:

- a) Board of Directors: June Conant, President; Verne Presnall, Vice-President; Ken McGilvray, Treasurer; Elizabeth Weatherford, Secretary; Joan Galante, Judy Sumter and Alan Dale Watson. Absent: Francis Ganon and Ron Vizzone.
- b) Guests: Derek Alatan, Harold Ching, Bruce Derrick, Peter Frost, Jeff Gray, Tom Jennings, Dick Koval, Jeff Luce, Mike Mentnech, Steven Stein, and Samuel Toler Jr.; also present, Scott Reilling, General Manager, Tommy Spencer, Road Supervisor, and Denise Warner, Recording Secretary.

III. Approval of Agenda:

Dale Watson moved to accept the Agenda as amended. Verne Presnall seconded. Vote in favor: Unanimous approval. Motion carried.

IV. Owner Input:

- a) Derek Alatan – asked about relocation of mailboxes at Shower Dr.
- b) Mike Mentnech – announced that he plans to make a motion at the General Membership Meeting to decrease the annual 10% increase in road fees.
- c) Bruce Derrick – noted that Hawaii County Highways Division recommended ¾” red cinder and ¾” base course for the highways and 2 ¾” base for very windy roads.
- d) Samuel Toler – complained about the dust on 29th St.
- e) Steve Stein – recommended the Board use Sanford for hauling red cinder instead of base course to reduce fugitive dust.
- f) Tom Jennings – asked for assistance from the road crew to eliminate a blind corner at 22nd and Kaloli Dr. He also noted that scraping on Railroad has not been successful.
- g) Elizabeth Weatherford – spoke on behalf of a resident to ask for the elimination of the drop off at the mailboxes by the fire department.
- h) Peter Frost – noted that the \$1600 he is being charged for road fees is incorrect.

V. Approval of Minutes:

- a) Board Meeting of April 18, 2012 – Elizabeth Weatherford moved to accept the Minutes of April 18, 2012. Verne Presnall seconded the motion. Vote in favor: Unanimous approval. Motion carried.

VI. Committee Reports:

- a) Parks – No report was available.
- b) Paving – Scott Reilling reported that Phase III is now 100% complete and Phase IV continues to progress.
- c) Nominating – Elizabeth Weatherford reported that the election continues on schedule.
- d) RTSC – Bruce Derrick presented a report on behalf of the Committee.

VII. Treasurer’s Report: Ken McGilvray presented a review of the Treasurer’s Report and progress made on collections of overdue road fees. Of note, three foreclosed one-acre lots with substantial overdue fees are to be sold at auction on June 8th.

Dale Watson made the motion to allow - after appropriate research - an appointed individual to bid on the three foreclosed lots in the amount that would allow us to recover our fees. Elizabeth Weatherford seconded. Discussion ensued. Vote in favor: Dale Watson, Verne Presnall, Joan Galante, Elizabeth Weatherford, Ken McGilvray. Judy Sumter abstained. Motion carried.

<u>Construction Fund</u> (available for paving)	\$3,614,781.57
<u>Total Checking/Savings and Construction Funds</u>	\$8,151,814.93

VIII. General Manager’s Report and Road Supervisor’s Report: Scott Reilling reviewed the monthly GM Report and the Monthly Roadway Maintenance Report. He reported that the Dixie Chopper has worked well. He noted that seven unimproved HPP properties now have general liability coverage.

IX. Unfinished Business:

- a) Motions Log (on-going) – Track #0312-02 – It was noted that the Proctor test was replaced with a granular test to save cost.
- b) 2012-13 Proposed Budget Worksheet – The Board evaluated proposed budgets from the General Manager and the Treasurer.

Dale Watson moved to accept the budget for 2012-13 presented by the General Manager. Elizabeth Weatherford seconded. Discussion ensued. Vote in favor: Verne Presnall, Dale Watson, Elizabeth Weatherford, Judy Sumter and Joan Galante. Opposed: Ken McGilvray. Motion carried.

- c) Committee for future paving needs – No update was reported.

- d) Board Member Code of Ethics – June Conant distributed a document entitled: “HPPOA Board Responsibilities and Code of Ethics”.

June Conant moved that the HPP Board adopt the document “HPPOA Board Responsibilities and Code of Ethics”. Judy Sumter seconded.

June Conant amended the motion to separate the document into two documents “HPPOA Board Responsibilities” and “Code of Ethics”. Dale Watson seconded. Discussion ensued. Vote in favor: Joan Galante, Elizabeth Weatherford, Judy Sumter, Dale Watson, June Conant, Verne Presnall. Opposed: Ken McGilvray. Motion carried.

June Conant moved to approve the document “Code of Ethics”. Dale Watson seconded. Discussion ensued. Vote in favor: Joan Galante, Elizabeth Weatherford, Dale Watson, June Conant, Verne Presnall. Opposed: Ken McGilvray. Judy Sumter abstained. Motion carried.

- e) Dust Update – Fugitive Dust Control Techniques – Scott Reilling reported that a vendor has offered to supply a free sample demonstration of an application which can be added to soil after scarifying, to harden the material. Such application may potentially reduce maintenance costs on aprons and low lying areas. The demonstration will take place on the dead end of 29th.
- f) Candidate Forum – The Board decided to reserve the Activity Center for July 15th and the 22nd for island and state candidates’ forums to be held separately on the two dates. A draft letter was created to invite the candidates.

X. New Business:

- a) Hiring a Collection agency for delinquent accounts and written policy on our collection plan – Scott Reilling presented the Board with several potential recovery agencies, and reported that his recommendations will follow next month. A draft collection policy was distributed.
- b) Retain ACSI Environmental Engineering firm to litigate fugitive dust – The Board reviewed the proposal.
- c) Hire Arborist Tree Service on a daily rate for Maku’u and Paradise – The Board reviewed a proposal from Arborist Tree Service in the amount of \$2,000/day for a total of \$12,000 plus tax.

Dale Watson moved to hire Arborist Tree Service at \$2,000/day for \$12,000 plus tax. Verne Presnall seconded. Vote in favor: Unanimous approval. Motion carried.

- d) Pahoa Town Plan & Survey – Elizabeth Weatherford reported that pursuant to the Puna Community Development Plan, Pahoa plans to evaluate needs such as public transportation, business, health, sewage issues, etc. The committee has asked residents in Puna to take a survey online to assess community needs. The website will be posted.
- e) CC&Rs – Judy Sumter asked the Board to consider setting up a Committee to develop CC&Rs.

XI. Communications:

- a) Good job on the roads letter
- b) Email from Dave & Marie Rieck

XII. Announcements:

- a) Next Board Meeting: Wednesday, June 20, 2012 at 6:00 p.m. in the Library.
- b) Next Membership Meeting: Sunday, June 24, 2012 at 3:00 p.m. at the Activity Center.

XIII. Adjournment of Meeting:

The meeting adjourned at 9:30 p.m.

Respectfully Submitted and Approved:

Denise Warner, Recording Secretary of Minutes

Date

Elizabeth Weatherford, Secretary

Date

Motions Log

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