

**Hawaiian Paradise Park Owners Association
The Board of Directors Meeting on November 21, 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.

II. Roll Call:

- a) Board of Directors: June Conant, President; Merrill (Skip) McAlister, Vice-President; Joan Galante, Treasurer; Elizabeth Weatherford, Secretary; Francis Ganon, Terry Michels, Tom Nickerson and Verne Presnall. Absent: Judy Sumter.
- b) Guests: Derek Alatan, Rob Banashek, Harold Ching, Mike Mentnech, Stan O'Shira and Rene Siracusa. Also present, Scott Reilling, General Manager.

III. Approval of Agenda:

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

IV. Guest Speaker – Rene Siracusa asked the Board to support the proposed Puna Medical Center by requesting residents donate \$1/year per lot.

V. Owner Input:

- a) Mike Mentnech – spoke in support of the development of a county bus route.
- b) Derek Alatan – noted that one of the mailpersons had commented that new mailboxes should be arriving soon.
- c) Rob Banashek – noted that he and Stan O'Shira are creating signs to reroute traffic to come in on Railroad Ave. and leave on 18th during the Christmas season, while residents come to see the lights on display.
- d) Harold Ching – asked why the cost of paving the roads have gone up \$300,000 and why the permits have expired.

VI. Approval of Minutes:

- a) Board Meeting of October 17, 2012 – Joan Galante moved to accept the Minutes of October 17, 2012. Elizabeth Weatherford seconded the motion. Vote in favor: Unanimous approval. Motion carried.

VII. Committee Reports:

- a) Parks – No report.

- b) Paving – Francis Ganon reported that Paul Nash has confirmed that the permit issued to the State of Hawaii had expired on Oct. 21, 2012; but that it does not affect the current project because there is no reshaping of the ground or re-grading the areas to be paved. He noted that the last paving meeting was to authorize the paving of the dead end roads, which will not be possible without permits. The Board agreed that some investigation is needed by Mr. Nash to determine if the State will re-apply for the permits, or if the Association has to apply; and then have him report in writing to the Board.

Merrill (Skip) McAlister moved to set the standard width for paving of all dead end roads at 20 feet. Francis Ganon seconded. Vote in favor: Unanimous approval. Motion carried.

June Conant moved to pave Maku'u dead end at 29th before paving Maku'u dead end at 33rd. Merrill (Skip) McAlister seconded. Vote in favor: Unanimous approval. Motion carried.

Joan Galante moved that the Association's road crew would do all prep work on the dead end roads and the associated costs will be paid for from the new Road Improvement Savings Account. Elizabeth Weatherford seconded. Vote in favor: Unanimous approval. Motion carried.

Elizabeth Weatherford moved that the change order will not exceed 1.6 million dollars. Terry Michels seconded. Vote in favor: Unanimous approval. Motion carried.

- c) Road Traffic Safety – Verne Presnall moved that we purchase and install two 'Blind Hill' signs on the uphill side of 24th and Maku'u Dr. and Kaloli Dr. and 20th with a total cost not to exceed \$200. Elizabeth Weatherford seconded. Discussion ensued. Vote in favor: Unanimous approval. Motion carried.

Verne Presnall moved that whenever a stop sign is replaced, that it be installed as close to county standards as possible. Elizabeth Weatherford seconded. Discussion ensued. Vote in favor: Unanimous approval. Motion carried.

The Board agreed by general consensus to direct the General Manager to write a letter to Roberts Bus Service warning drivers to beware of soft shoulders so that they don't pull over inadvertently except at each intersection.

- d) Finance Committee – Joan Galante presented a brief report.

Total Checking/Savings and Investments in Bank Accounts * **\$3,195,449.82**

*includes new savings account – Road Improvement Fund of \$116,459.54

Construction Fund (available for paving) **\$1,744,138.88**

Total Checking/Savings and Construction Funds **\$5,771,709.01**

- e) Path – Terry Michels provided a brief summary of plans to create a bike path on Paradise Dr. from Railroad to 30th.
- f) Fugitive Dust – Leilani Bronson-Crelly reported that in order to have two representatives from each District on the committee, further recruits are needed, as follows: District 3 – one recruit; District 7 – two recruits; District 9 – one recruit.

Treasurer's Report: Joan Galante presented a review of the Treasurer's Report. She reviewed a draft document highlighting guidelines for committees based on the current bylaws.

Joan Galante moved to approve the Committee Guidelines as amended. Terry Michels seconded. Vote in favor: Unanimous approval. Motion carried.

VIII. General Manager's Report and Road Supervisor's Report: Mr. Reilling reviewed progress on various projects including bringing in potable water spigots to the park. He noted that the Activity Center is not an approved evacuation center in the case of hurricanes. Also, Mr. Reilling noted that the RTSC is still investigating how to reset the codes on the metro counters. And, HPPOA incurs no extra cost for roads that need to be paved beyond the 20 ft.

IX. Unfinished Business:

- a) Motions Log (on-going) – Updates will be noted.
- b) Online Payments for Road Fees – Mr. Reilling noted that due to the fact that Quickbooks system does not interface with the system in the Office, other options were considered, such as Total Merchant Concepts.

Tom Nickerson moved that a convenience fee of no more than \$5 be charged to use the online payment service. Verne Presnall seconded. Vote in favor: Unanimous approval. Motion carried.

- c) Discuss 2013 Road Fees Budgeted at 5% Increase – Joan Galante confirmed that \$13 will be deducted from the annual fee for members who are current and who pay on time.
- d) Dust – Legal Action vs. Environmental Plan – Mr. Reilling noted that due to the costs, no specialized clean air/environmental lawyer has been engaged.

X. New Business:

- a) Annual Rubbish Round-Up – Mr. Reilling noted that a rubbish round up is being planned for April 13th for clean up around the park, and volunteers are needed. A BBQ is planned afterwards.

Elizabeth Weatherford moved to authorize the General Manager to proceed with the rubbish round up as outlined. Terry Michels seconded. Vote in favor: Unanimous approval. Motion carried.

- b) Consent for the County Bus to Operate in HPP – June Conant reported that the County has asked for written consent and confirmation that they will not be held responsible for road maintenance. A draft letter was reviewed.

June Conant moved to send a letter to the Hawaii County Transit Agency to ask for Hele-On Transit Services. Elizabeth Weatherford seconded. Vote in favor: Unanimous approval. Motion carried.

- c) Plan for Donations Regarding Puna Medical Center – June Conant presented the recommendation that since no donation can be presented through the road fees, the annual mailing contain a request for a suggested donation of \$5/household.
- d) Request to waive Activity Center fees for a fund raiser – The requestee was not present.
- e) Voting at Membership Meeting – Francis Ganon asked for confirmation of quorum and names who voted for the Finance Committee Members at the Membership Meeting. Merrill (Skip) McAlister insisted that quorum cannot change throughout the meeting and is set at the beginning of the meeting. June Conant reported that quorum was maintained throughout the meeting and names of voters are never taken at Membership meetings. More information will determine if any course of action is needed.

XI. Announcements:

- a) Next Board Meeting: Wednesday, December 19, 2012 at 6:00 p.m. in the Library.

XII. Adjournment of Meeting:

The meeting adjourned at 8:35 p.m. and the Board convened for Executive Session.

Respectfully Submitted and Approved:

Denise Warner, Recording Secretary of Minutes

Date

Elizabeth Weatherford, Secretary

Date

Motions Log

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