

**Hawaiian Paradise Park Owners Association
The Board of Directors Meeting on October 17, 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, Judy Sumter, Terry Michels, Tom Nickerson and Verne Presnall.
- b) Guests: Derek Alatan, Sue Bennett, Rob Banashek, Leilani Bronson-Crelly, Harold Ching, Stan O'Shira. Also present, Cathy Fincher, Administrative Assistant; Tommy Spencer, Roads Supervisor; Scott Reilling, General Manager; and Denise Warner, Recording Secretary.

III. Approval of Agenda:

Joan Galante moved to accept the Agenda as amended. Merrill (Skip) McAlister seconded. Vote in favor: Unanimous approval. Motion carried.

IV. Owner Input:

- a) Rob Brenashuck and Stan O'Shira – Due to increased traffic on Railroad Ave. in December from cars driving by to see a display of Christmas lights on his property, Mr. O'Shira asked for a temporary change in the road traffic route on Railroad and 18th Aves. from 7 to 9 pm from Dec 1st to Dec 31st, 2012. He also asked that roads and easements be cared for before this time.
- b) Lawrence Brennan – asked for the development of an Infrastructure Committee for HPP.
- c) Rod Thompson – asked for greater details in the Minutes and the Agenda, in order to help residents get a clearer understanding of issues raised at these meetings.
- d) Ken McGilvray – asked that residents be diligent in examining Personnel costs and other budget lines, to decipher where increases in the budget are occurring.
- e) Dale Watson – responded to Mr. McGilvray's comments by encouraging the audience to speak with the General Manager or the Treasurer for rationalization of budget increases.
- f) Mike Chun – asked for greater communication between Board Members and the General Membership, as conflicting views are circulating regarding the purpose of the road fees.
- g) Bruce Derrick – was assured that the bond requires mandatory road fee increases until 2013, not 2015.
- h) Steve Stein – asked if the Board will authorize another increment of removal of invasive trees, as he has heard several requests from members to this effect.

V. Approval of Minutes:

- a) Board Meeting of September 19, 2012 – *Judy Sumter moved to accept the Minutes of September 19, 2012 as amended. Terry Michels seconded the motion. Vote in favor: Unanimous approval. Motion carried.*

VI. Committee Reports:

- a) Finance Committee – Joan Galante reported. Of note, increases in Personnel costs can be attributed to several items. More staff enrolled in the benefits program. Additionally, the projected costs for personnel are higher than the true costs after rainy days are subtracted. And, a small increase in wages was approved to account for inflation. She also informed the Board on progress with collections. Board members will continue to communicate with residents in their district to encourage payment of delinquent fees.
- b) Parks – No report.
- c) Paving – No report.
- d) Path – Lawrence Brennan reported that a proposal will be presented at the General Membership Meeting to develop a walk and bike-a-thon this summer, with further input to be presented to the Board as needed. *Elizabeth Weatherford moved that the Board intends to cooperate with the Road Traffic Safety and the PATH Committees to support the walk and bike-a-thon for the summer of 2013. Terry Michels seconded. Discussion ensued. Vote in favor: Unanimous approval. Motion carried.*
- e) Road Traffic Safety – Bruce Derrick noted that the placement of signs on the streets is progressing well.

Treasurer’s Report: Joan Galante presented a review of the Treasurer’s Report.

<u>Total Checking/Savings and Investments in Bank Accounts</u>	\$2,050,973.61
<u>Construction Fund (available for paving)</u>	\$4,068,495.51
<u>Total Checking/Savings and Construction Funds</u>	\$6,119,469.12

VII. General Manager’s Report and Road Supervisor’s Report: Mr. Reilling reviewed progress on various projects and reported that the donated Soil-Sement has been applied to the test roads, and the results will be analyzed in approximately one month.

VIII. Unfinished Business:

- a) Motions Log (on-going) – Updates will be noted.
- b) Results from review to hire a consultant to review bond – June Conant noted that due to the current financial market, a 30% penalty on top of the principal would be incurred to pay off the bond prematurely. As of January 1, 2018, the Board can reconsider paying off the bond.
- c) Update regarding online payments for road fees – Scott Reilling reported that online payments should be operational as of January 1, 2013. Data security is provided by VeriSign.

- d) Collection agency for past due accounts – *Judy Sumter moved to run some of the most difficult collections cases through a collection agency. Verne Presnall seconded. Discussion ensued. Vote in favor: Judy Sumter, Joan Galante, Verne Presnall, Terry Michels, Merrill (Skip) McAlister, Elizabeth Weatherford. Opposed: Tom Nickerson, Francis Ganon. Motion carried.*

Tom Nickerson made the motion that bills sent out to any Japanese addresses be translated into Japanese. Terry Michels seconded. Discussion ensued. Vote in favor: Unanimous approval. Motion carried.

IX. New Business:

- a) Review roads to be paved in Phase V – The decision to use Yamada and Sons and the specific roads proposed for continued paving was tabled.
- b) Potable Water for the Park (Scott Reilling) – Scott Reilling reported on the progress made to develop a site next to the Fire Station, at 21 St. and Paradise Dr., to provide potable water for HPP residents. The Mayor has agreed to the project and County funding seems likely. A site meeting is being planned with BPW and the Fire Dept. Tom Nickerson offered to assist.
- c) Proposal from Puna Christian Fellowship Church to use the Library on Sunday mornings – Dale Watson presented a written request to use the Library on Sundays between 8:30 am – 11:30 am for a rental fee of \$100/month with a long term commitment.

Terry Michels moved that the Church be allowed to use the Library every Sunday Morning from 8:30 a.m. to 11:30 a.m. for a year for \$100/month. Judy Sumter seconded. Vote in favor: Unanimous approval. Francis Ganon was absent. Motion carried.

- d) 2013 Road Fees Budgeted at 5% Increase –

Joan Galante moved to increase the road fees by 5% for 2013. Elizabeth Weatherford seconded. Discussion ensued. Vote in favor: Joan Galante, Verne Presnall, Judy Sumter, Terry Michels, Elizabeth Weatherford, Merrill (Skip) McAlister. Opposed: Tom Nickerson and Francis Ganon. Motion carried.

Tom Nickerson moved that the 5% increase will be waived for owners who are in good standing and who pay their road maintenance fee by the 2013 due date. Merrill (Skip) McAlister seconded. Discussion ensued. Vote in favor: Unanimous approval. Motion carried.

- e) Website – Merrill (Skip) McAlister reported on proposed revisions to the website, including the addition of bylaws and certain aspects of Robert's Rules of Order as they apply to Committees.
- f) Potluck for General Membership Meetings – Judy Sumter suggested that to promote communication between the Board Members and General Membership, a potluck before the General Membership Meeting might provide time for members to converse.

Elizabeth Weatherford moved to commence planning with the intention that the February General Membership Meeting will include potluck. Terry Michels seconded. Vote in favor: Unanimous approval. Motion carried.

X. Communications:

- a) Jozef Finkey - Good job by road crew on 10th Ave.
- b) Randy Bruckner – New street signs

XI. Announcements:

- a) Next Board Meeting: Wednesday, November 21, 2012 at 6:00 p.m. in the Library.
- b) Next Membership Meeting: Sunday, October 28, 2012 at 3:00 p.m. in the Activity Center.

XII. Adjournment of Meeting:

The meeting adjourned at 8:15 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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