

**Hawaiian Paradise Park Owners Association
The Board of Directors Meeting on September 19, 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; Joan Galante, Treasurer; Elizabeth Weatherford, Secretary; Judy Sumter, Terry Michels, Tom Nickerson and Verne Presnall. Absent: Merrill (Skip) McAlister, Vice-President and Francis Ganon.
- b) Guests: David Alatan, Karen Aurello, Paul Baillie, Donnie Borero, Mike Borero, Lawrence Brennan, Gini Byrne, Bruce Carey, Harold Ching, G. Deponte, Jo Deponte, Bruce Derrick, Heather McNeill, Donald Pascual, Elizabeth Pascual, Laura Richman, John Seastrom, Kathy Skea, Kehau Spencer, Donna Springer, Samuel Toler Jr., Ivan Van Leer, Esq. Also present, Cathy Fincher, Administrative Assistant; Tommy Spencer, Roads Supervisor; Scott Reilling, General Manager; and Denise Warner, Recording Secretary.

III. Approval of Agenda:

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

IV. Guest Speaker, Mr. Ivan Van Leer, Esq.: – Mr. Van Leer suggested that the survey include a question as to whether or not residents would be willing to contribute to the paving of other roads in the Park.

V. Owner Input:

- a) Paul Baillie – distributed a letter highlighting concerns which validate holding back payment of mandatory road maintenance fees.
- b) Larry Brennan – asked that the Board create an Infrastructure Development Committee to develop parks and other developments for the community. He also asked that one member from the Board join the Puna Community Development Plan Action Committee.
- c) Derek Alatan – asked for updates on mailboxes.
- d) Heather McNeill – asked for removal of a sign at the ocean which states “No Trespassing”.
- e) Laura Richman – also inquired about the sign.
- f) Harold Ching – indicated that changing road maintenance materials will reduce fugitive dust.
- g) Tommy Spencer – responded that all gravel and cinder materials cause dust.

- h) Bruce Derrick – noted that the 1 ½” base course is causing dust, but back in 2007, 2” of ¾- base course served better for creating less dust.
- i) Sam Toler Jr. – stated that he was promised paved roads when he bought the land and he has a right to complain.

VI. Approval of Minutes:

- a) Board Meeting of August 15, 2012 – Tom Nickerson moved to accept the Minutes of August 15, 2012. Joan Galante seconded the motion. Vote in favor: Unanimous approval. Motion carried.

VII. Committee Reports:

- a) Finance Committee – Joan Galante reported. She noted that no quorum is possible until two members are chosen at the General Membership Meeting. Previous sets of Minutes were distributed to the Members.

Joan Galante moved that the new savings account opened at the First Hawaiian Bank where all past past due funds along with any extra burden funds that might be generated in the future will be deposited into the Road Improvements Fund to be used for paving or other materials. Elizabeth Weatherford seconded. Vote in favor: Unanimous approval. Motion carried.

- b) Parks – Tom Nickerson suggested that the County grant an easement for one of the ocean parcels, so that HPP can develop a park on that land. Judy Sumter suggested that baseball fields might be created for community use.
- c) Paving – Scott Reilling noted that Phase IV is complete.
- d) Path – Minutes from the previous meeting were distributed to the Board. It was suggested that a First Responder Appreciation Day be developed for the summer which would include a “Show your ride” and a 5K and 10K run or bike race.
- e) Road Traffic Safety – Verne Presnall noted that reflective signs are continuing to be posted. The Board reviewed adding four additional signs around the curve of Paradise Ala Kai in order to reduce speed and discourage parking on the easement.

Verne Presnall made the motion to purchase four more signs not to exceed \$400 to finish up the corner of Paradise Ala Kai. Elizabeth Weatherford seconded. Discussion ensued. Vote in favor: Unanimous approval. Motion carried.

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

Construction Fund (available for paving) **\$4,068,469.53**

Total Checking/Savings and Construction Funds **\$6,141,077.86**

VIII. General Manager’s Report and Road Supervisor’s Report: Mr. Reilling reported on the progress to set up the QuickBooks online payment service. He also distributed a comparison report

between E & A Produce and Kalaheo Trucking. He noted that hostile remarks from a certain Board member have intimidated and upset the staff.

IX. Unfinished Business:

- a) Motions Log (on-going) – Updates will be noted.
- b) Hire Consultant to Review Bond and Pay Off Debt – June Conant noted that two of the gentlemen that worked on the original bond are working to investigate the possibilities of paying off the bond. The Board is also waiting on advice from Nancy Kramer, CPA.
- c) Dust Survey Approval – June Conant reviewed the amended draft survey. *Terry Michels moved to approve the attorney amended survey presented and approved by the Board at today's meeting of September 19th. Verne Presnall seconded. Discussion ensued. Vote in favor: Unanimous approval. Motion carried.*
- d) Status of posting BOD Meeting questions and answers – The Board reviewed the progress.

X. New Business:

- a) Request from home owner to pave in front of residence –The Board agreed to allow home owners to pave in front of their residence, as long as there are no insurance issues for HPPOA and a licensed contractor is used.
- b) Review options for CC&Rs for HPP –
Judy Sumter moved to form a CC&Rs Committee. Elizabeth Weatherford seconded. Discussion ensued. Vote in favor: Unanimous approval. Motion carried.
- c) Howling Holidays – Kathy Skea asked for Board approval to waive the rental fee and the deposit for the dog walk event on December 9th, 2012. June Conant offered to pay the deposit.
June Conant moved to allow Howling Holidays to close 16th St. between Maku'u and Paradise Dr. from 7:30 am to 10:00 am, and reduce the fee to \$100 with the deposit to be provided by June Conant. Elizabeth Weatherford seconded. Vote in favor: Unanimous approval. Motion carried.
- d) Collection Letters – Joan Galante distributed two form letters to be used in collections. The Board members were encouraged to help with collections by calling owners of delinquent accounts in their district.
Joan Galante moved to use the form letters as a collection tool when making collection calls to encourage people to pay their bills. Elizabeth Weatherford seconded. Vote in favor: Unanimous approval. Motion carried.
- e) Purchase of plasma cutter to replace the cutting torches – *Joan Galante moved to purchase the 625 X-TREME plasma cutter for no more than \$1800. Terry Michels seconded. Vote in favor: Unanimous approval. Motion carried.*

- f) Special Permit Application for K - 6th grade instruction – The Board considered requesting an independent traffic study to assess the impact of increased traffic; and possibly, to require the school pave the road between the school and the main road.
- g) Protocol for Attorney – Judy Sumter noted that in November 2007, a motion was passed to get Board approval for any expenses incurred by legal counsel by Board Members.
- h) Development and operational plan for unpaved roads – Tom Nickerson addressed members with suggestions for improving unpaved roads such as restructuring the debt, increasing the amount of base course to 3” or 4”, switching to chip seal and buying materials on the weekend.
- i) Procedure for input from road crew – Elizabeth Weatherford asked for more input from the road crew.
- j) October 6th Political Forum – Elizabeth Weatherford asked for Board approval to host a political forum.

Elizabeth Weatherford moved that the Board approve the use of the facility for a forum on October 6th and for the letters and flyers to go to the participants, and a modest budget to be allocated in the amount of \$75. Terry Michels seconded. Vote in favor: Unanimous approval. Motion carried.

XI. Communications:

- a) Dust complaint from Carol Williams
- b) Albizia Tree Removal Letter, Michael White
- c) Dust Remediation Letter, Larry Brennan
- d) Dust – Leilani Bronson
- e) Dust – Sandra Collins

XII. Announcements:

- a) Next Board Meeting: Wednesday, October 17, 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.

XIII. Adjournment of Meeting:

The meeting adjourned at 9:30 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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