

**Hawaiian Paradise Park Owners Association
The Board of Directors Meeting on January 16, 2013
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; Francis Ganon, Terry Michels, Tom Nickerson, Judy Sumter (Acting Secretary); and Verne Presnall. Absent: Elizabeth Weatherford, Secretary.
- b) Guests: Derek Alatan, Larry Brennan, Leilani Bronson-Crelly, Gini Byrne, Jeff Calley, Harold Ching, Bruce Derrick, Dorcas Liu, Jeffrey Luce, Evan Pfaff, John Seastrom, Steven Stein. Also present, Paul Nash, Engineer, Scott Reilling, General Manager, Tommy Spencer, Roads Supervisor, Cathy Fincher, Administrative Assistant and Denise Warner, Recording Secretary.

III. Approval of Agenda:

Some discussion ensued on when to handle the paving items on the agenda, since there had been no Paving Committee Meetings recently and none were scheduled at the time of the Board Meeting.

Joan Galante moved to dissolve the Paving Committee. Judy Sumter seconded. Discussion ensued. Vote in favor: Joan Galante, Judy Sumter, Verne Presnall. Opposed: Terry Michels, Merrill (Skip) McAlister, Tom Nickerson, Francis Ganon. Motion lost.

A Paving Committee Meeting was set up for Saturday, January 26th, 2013 at 9:00 am.

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

IV. Guest Speaker: Jeff Calley, Photovoltaic System Proposal for HPPOA: Mr. Calley presented a proposal to install three photovoltaic (solar) systems for the Office, Activity Center and the shop.

V. Owner Input:

- a) Leilani Bronson-Crelly – asked why a Board member told her that the meetings cannot be recorded when they are public meetings. Judy Sumter responded that she simply asked that guests ask permission from the Board before recording the meetings. Ms. Crelly informed the Board that she was recording the meeting.
- b) Evan Pfaff – spoke in support of development of walking and cycling paths and the introduction of public transportation in HPP.
- c) Jeff Luce – complained that the red rock and the 1” minus gravel being laid on Kaloli and 5th Street makes travel difficult for pedestrians and cyclists. He also spoke in support of shoulders being installed on the main roads instead of paving all the residential streets.

- d) Bruce Derrick – In response to residents’ concern over traffic speed in the Park, Mr. Derrick asked for legal speed limit signs to be installed on the side roads.
- e) Dorcas Liu – asked how often the main roads are mowed. Mr. Spencer responded that the schedule depends on a number of factors, such as the amount of rain and breakdown of equipment.
- f) Steven Stein – spoke in support of eliminating insurance for Cathy Fincher and Morgan Sky who he felt are getting paid enough to pay their own. He also asked that a time clock be installed for employees so that if they are late, they can be fired. Question was raised as to why a guest who is not a legal owner should be suggesting policy, or how he was privy to confidential employee wages. Mr. Stein responded that he is a trust owner of his mother’s property.
- g) Harold Ching – stated that he never received medical coverage when he worked for the State.

VI. Approval of Minutes:

- a) Board Meeting of December 19, 2012 – Terry Michels moved to accept the Minutes of December 19, 2012. Verne Presnall seconded the motion. Vote in favor: Unanimous approval. Motion carried.
- b) Special Meeting October 25, 2012 – Joan Galante moved to approve the Minutes of October 25, 2012. Verne Presnall seconded. Vote in favor: Unanimous approval. Motion carried.
- c) Special Meeting September 12, 2012 – Verne Presnall moved to accept the Minutes of September 12, 2012. Joan Galante seconded. Vote in favor: Unanimous approval. Motion carried.
- d) Board Meeting for New Directors of June 24, 2012 – Joan Galante moved to approve the Minutes of June 24, 2012. Verne Presnall seconded. Vote in favor: Unanimous approval. Motion carried.

VII. Committee Reports:

- a) Parks – No report was available, as there has been no volunteer to Chair the Committee.
Paving – No report was available. The next meeting was scheduled for Saturday, January 26th, 2013 at 9:00 am.
Road Traffic Safety – Verne Presnall reported that the Committee is continuing to inspect the streets to look for potential safety issues.
- b) Finance Committee – No Committee report was available due to lack of quorum. Joan Galante reviewed several items which are still pending and will be discussed at the Feb 14th meeting.
- c) Path – Larry Brennan reported that a survey has been developed and posted for residents to submit their input on the development of the path. A potential route was distributed.

- d) Fugitive Dust – Leilani Bronson-Crelly reported that the Committee members are in still in the process of submitting their input.

VIII. Treasurer’s Report: Joan Galante presented the Treasurer’s Report.

Construction Fund (available for paving)	\$1,759,521.57
Savings, Checking and Investments	\$3,957,097.68
<u>Total Checking/Savings and Construction Funds</u>	\$5,716,619.25

IX. General Manager’s Report and Road Supervisor’s Report: The General Manager’s Report was distributed for Board review. He noted that a meeting has been set up with Dept. of Public Works and the Fire Dept. to develop the potable water station.

X. Unfinished Business:

- a) Motions Log (on-going) – No update.
- b) Suggestions for Bus Route Proposal – The Board reviewed two draft bus routes through HPP to be presented at the County meeting.
- c) HPPOA Main Roads Dedication Plan for the County – Tom Nickerson reported on a meeting with Ms. Bobby Jean Leithead-Todd, Planning Department Director, who noted that the County has several issues with the dedication of HPP’s roads, such as they are not up to County standards, they are partly owned by HPP members, and thirdly, they have not received a consensus that HPP residents want to dedicate the roads.

Tom Nickerson moved that the HPPOA make application to dedicate the main roadways to Hawaii County; said roadways are Maku’u, Paradise, Kaloli and Shower from Highway 130 (Makai) to Government Beach Road. Any related costs in connection to said dedication shall be subject to review and approval by the Board of Directors. Terry Michels seconded. Discussion ensued. Vote in favor: Unanimous approval. Motion carried.

- d) Motor Grader, Roller and Unpaved Road Maintenance Proposal – Mr. Nickerson asked the Board to authorize use of the Motor Grader and roller only on roads with 100 cubic yards of material for a one mile stretch.

Tom Nickerson moved that the Motor Grader and Roller not be used unless placing a minimum of one hundred cubic yards of material within any one mile portion of unpaved road. Also the same policy will apply to a scope of work, when grading roadways of less than one mile. Terry Michels seconded. Discussion ensued. Vote in favor: Tom Nickerson, Francis Ganon. Opposed: Judy Sumter, Terry Michels, Verne Presnall, Joan Galante. Merrill (Skip) McAlister abstained. Motion lost.

- e) Rubbish Round-up Update – A public announcement was distributed for the First Annual Community Rubbish Round-Up on April 13, 2013 at 8:00 am, which is to be followed by a BBQ at the Activity Center between 12:30 pm – 3:00 pm. Matson has volunteered to provide a receptacle to collect rubbish found around HPP and a donation of \$1,000 to be used towards safety vests, etc.

XI. New Business:

- a) Release of Yamada's Retainage for Phase IV – Mr. Nash noted that Yamada's retainage should be paid out.

Joan Galante moved to authorize Mr. Nash to provide a letter saying Phase IV is complete and accepted, and the retainage should be paid to Yamada and Sons. Terry Michels seconded. Vote in favor: Unanimous approval. Motion carried.

- b) Presentation of the Bike Path for Paradise Dr. – Mr. Brennan presented the Board with a map showing a proposed bike path for Phase I which would be created on Paradise Dr. from Hwy. 130 to Railroad. The total estimate is \$10,093.60. Members were encouraged to provide input to the Committee. Mr. Van Leer and Mr. Nash's expertise will also be ascertained.
- c) Boom Bash Deposit Refund – Mr. Reilling reported that the deposit will be refunded.
- d) Discuss New Copy Machine for the Office – Due to the fact that repair parts needed on the current copier will soon be unavailable, the Board reviewed possible replacements.
- e) Adjust 2013 Jan-June Budget – The budget was adjusted to reflect the recently adopted motion offering a 5% discount off road fees and line items which came in under budget.
- f) Recordings of Meetings – The Board discussed videotaping the meetings. Ms Sumter asked that as a courtesy, guests ask for permission to record the Board Meetings.
- g) Road Maintenance and Mowing Schedule – Merrill (Skip) McAlister distributed draft forms for mowing and road maintenance, intended to also tabulate history through the year.

XII. Communications:

- a) MOBI PCS – A search is being made for a site near Railroad Ave. and Paradise Dr. to be used to install a cell tower.

XIII. Announcements:

- a) Next Board Meeting: Wednesday, February 20, 2013 at 6:00 p.m. in the Library.
b) Next Membership Meeting: Sunday, February 24, 2013 at 3:00 p.m. – Activity Center.

XIV. 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

Terry Michels, Acting Secretary

Date

Motions Log

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