

**Hawaiian Paradise Park Owners Association
APPROVED - Board of Directors Meeting November 19, 2014
MINUTES**

I. **Call to Order:** The President, BJ Mullenix (District 9), called the meeting to order at 6:08 p.m. Quorum was established. The meeting took place in the Activity Center.

II. **Roll call:**

Board of Directors: B.J. Mullenix, President (District 9); Dr. Jo Maynard, Vice President (District 5); Janice Ashford, Treasurer (District 7); Roseanne McLean (District 8)

Guests: David Prager, Kareen Haskin, Jackie Apigo, Dennis Stockton, Terry McLean, June Conant, Ruth Mizuba, Craig Crelly, Steve Crawford, Deborah Hillman, Bruce Derrick, David Ratzlaff, Judi Houle, Alan Horwitz, Randi Larzalere, Aki Lintunen, Stephen Ambagis, Mayelin Stillwell, Beth Evesong, Steve Crawford, Jeff Luce, Moani Pai-Paige, James Tatar (CERT Volunteer)

III. **Approve Agenda**

Dr. Jo Maynard motioned to approve the agenda as corrected with additions. Roseanne McLean, 2nd. Vote: Yes-Unanimous. Motion carried.

IV. **Approve Past Minutes**

Roseanne McLean motioned to approve the Special Board of Directors Meeting Minutes of 10-30-14 as corrected. Dr. Jo Maynard, 2nd. Vote: Yes-Unanimous. Motion carried.

V. **Appointment of Districts 1, 2, 3, 4 and 6 Candidates**

Candidates spoke a little about themselves.

Craig Crelly – Has lived in HPP about 9 years. Wants to help the good of the park. Willing to try his best, but also can accept criticism. Asked his vision for HPP, he noted that he would like a youth center, an athletic park, and see the center as a community.

Randi Larzalere – Owner for 4 years, lived here 1.5 years with her whole family. She wants to see this a nice community for her kids and grandkids.

Ruth Mizuba – 24 year lot owner and 21 years living here. States that she's a senior, but would like to see this place a peaceful place to live and willing to represent all in the community, not just her age bracket and needs, but all the people of the park. She wants to look at overall what is needed, like the fact that HPP has enough youth to justify an elementary school, how the community benefits from 35 mph rules. Stated her willingness to put personal agenda aside to work toward coming together instead of personal agendas. She is from District 2 and will encourage people to put their personal grievances aside.

Christopher Dasconio – Relatively new to this community, but noted that things are changing on this island, the choice is how we're going to change with it. We don't want to lose the main things we love but don't want to get lost in the changing. His job in his company is to move the biz forward and wants to help the park move forward too. He's neutral and has no personal agenda. He says he has a pure vision with enthusiasm. Brings no drama and brings balance.

Moani Pai-Paige – Lived here three years, two as an owner, from Oahu. Roots are here, all four of her grandparents are from this island, and so she chose to live here, near her roots. Has younger children. Interested in building a sense of community and a place of happiness, health, and safety to feel comfy raising children. She came to the Community meetings when she first came and wants to participate and be a part of the solution. Willing to change her work schedule to make these meetings. Wants to build respect, community, and culture for all the people living in the park. Noted that she is available during the day for meetings, due to her work schedule as an administrative officer.

Before beginning the voting process. Old business was completed: **Roseanne McLean motioned to accept Francis Ganon's resignation. Dr. Jo Maynard, 2nd. Vote: Yes-Unanimous. Motion carried.**

A Paper vote occurred for the following Interim Board Members positions, and the outcome of those votes done:

District 1: Craig Crelly – Yes-Unanimous.

District 2: Ruth Mizuba – Yes-Unanimous

District 3: Christopher Dasconio – Yes-Unanimous

District 4: Randi Larzalere – Yes-Unanimous

District 6: Moani Pai-Paige – Yes-Unanimous

HPP Oath of Office was given to and stated by all the new Interim Board Members.

HPP Statement of Office was said by all new Interim Board Members.

VI. **Interim GM Report** - Dr. Jo Maynard (District 5)

There were 70 complaints. 60 have been resolved, the remaining 10 still open consist of downed trees and signage down complaints. All will be addressed within the next week or two.

Drop and rolled 8 miles of road, filled 11 miles of pot holes, grated, scraped & rolled 9 miles, 8 loads of trash were removed, mowing done-12 miles, weed cutting done on most intersections, replaced 7 graffiti'd signs (4 stop, 1 speed, 2 street signs), removed two dead animals and 7 trees, required maintenance repairs have been done and the monthly diesel ordered on schedule for keeping the busy and very good road crew going.

The Vehicle counter was installed Oct 27th and so far 20,000 cars in 22 days at an average counting of about 900 cars per day have been passing through HPP.

VII. **Treasurer Report** - Janice Ashford (District 7)

December 4th at 11:30 a.m. is the next finance meeting in the Activity Center Library. The CPA has finished the year end audit.

Bank Balances as of October 31st, 2014 as follow:

Total checking, saving, Investments and Bond reserve: \$4,871,807.06

Total accounts receivables: \$1,852,854.10

We are standing well with our budget versus actuals. Past collections have been collected heavily resulting in \$73k more collected than spent on our budget so far and expenses are both down and under, by over \$154k. To continue running by holding our costs down, we are hoping for paving a road per year, one mile per year, can be done if we can hold these costs down like we've been doing.

Payoff for bond in 2017, then another 9 or 10 years or we'd be penalized, but it's something we need to look at.

VIII. **Old Business:**

1. **Status of New Hires** - Dr. Jo Maynard (District 5)

Oct 14, 2014 – The four advertised positions have quite a few candidates who will be interviewed by a panel and then three picked for another review. Within the next week interviews begin and week after that, they hope to have hires.

2. **Speed Bumps**

Regarding *speed bumps*, Dr. Jo Maynard, noted that a form is being revised and reviewed for a policy to be put into place to enable members to request speed bumps on their streets.

3. **Updates on Phone System, Audio Equipment & Surveillance System**

Roseanne McLean (District 8) reported that the new phones are in, we're now with Hawaiian Tel, and there are markedly less dropped calls, less hang ups, and it's working well.

Dr. Jo Maynard (District 5) reported that the surveillance system will be put in next week.

Audio equipment – Dennis Stockton – reported that now have compact CD player.

Land Use Attorney Update – BJ Mullenix – read in some info to date that Attorney sent noting that the county identified Railroad and Government Beach to be used as alternate escape routes.

County identified a part of Railroad that should be paved and paid for by county. There needs to be three feet of gravel shoulders. Further needs noted are Direction signals and signs to have public only use Maku'u drive. Signals at Maku'u and Railroad. County made cleared shoulders on Maku'u, the county shall indemnify owners from liability from loss, damage or death on road. Utility lines, pave railroad, two 12 feet paved lanes with finishing work of three feet of gravel proposed as well. When it's final, it will be put on website. They're going to add signage and detours as well as ticket those who don't. Lights will be staggered.

Malamalama – Steven Ambagis – trying to make improvements to school and are taking out loans. Had his 99 year lease and read pertinent point that lessee cannot transfer without leaser's consent. He is requesting something written saying they can lease hold their buildings to get a new mortgage for improvements. Formally requested written consent. They have a 99-year lease stating the property can only be used for a school. Default would divert buildings to HPP. This is basically a technicality requested as a sign of the school's respect and desire to always work hand in hand with the Community; hence why they ask for the written consent out of formality before the continue with their plans.

4. **Owner Questions Answered** by, the President, BJ Mullenix (District 9) :

Bonnie Fithian – Asked the monthly cost for the surveillance system. ANSWER: There is no monthly cost for the surveillance system.

Anonymous – Why can you not give us the courtesy of verbal owner input? ANSWER: The BOD DOES offer 3 minutes of owner input at the monthly meetings. In regards to the weekly meetings we had previously in order to get some work done and catch up from all the interruptions at the regular scheduled meetings, we passed out 3x5 cards for people to ask their questions and they were answered at the following week's meeting because of the necessity to keep the day meetings short.

David Watters - Verbal owner input wanted at BOD meetings, why not? They were special weekly meetings to get work done. Questions were answered the week after they were rec'd on cards, each week of the special weekly day meetings. The fastest way to contact your district rep is by email to the district. Example: district9@hppo.net NOTE: from District 9 Rep and President, BJ Mullenix, "I tried to send you an email and it came back undeliverable. Is your address correct?"

Linda Penn (NOTE from BJ Mullenix: sorry the email address could not be read on the card with the question in order for the answer to be sent directly to you as well)– Question: Who is responsible for fugitive dust? ANSWER: There is a Fugitive dust committee, they need volunteers and Kareen Haskin is the Chair.

Janis Carman wrote a statement: "I would like to see a skate park in the subdivision for our kids."

No name – Concerns and Answers as follows:

1) There is no verbal input at the Special One Hour Weekly Board Meetings that occurred-

ANSWER: Yes, there is owner input in both the Regular monthly Board meetings and in Membership Meetings.

2) There's a lack of speed limit signs-ANSWER: Please furnish what streets to which you are referring there is a need, so we can better address this concern. Thank you.

3) 25 MPH Speed limit sign from RR into HPP – that will be added.

4) "...the vegetation monster that came on our street and left tree stumps and branches everywhere—what was that all about?" ANSWER: Was it the tree trimming company Asplundah A letter is being sent to them regarding not chipping the branches while doing their work, but they are going to do that and, please note that they are not HPP affiliated/hired.

David Prager – Wants the Bylaws on voting to be gone over by the new Election committee.

Property owner - suggested a Fresh drinking water fountain spigot at the Hui.

ANSWER: it's too cost prohibitive.

IX. Owner Input

Deborah Hillman: Dist 5 – Welcomed all the new Board members. Requested reconsidering disbandment of Road Traffic Safety Committee and have it reinstated. We pay one fee and it is for roads and although this Board doesn't need to have it, in the long term, it needs to be there, so that if a person doesn't get along with a Board or GM, then the Road Traffic Safety Committee serves as a safety net for those people to go to in the future.

David Ransloff – thanked the Board for the potholes on his street that were filled and for the dead Ohia tree that was taken care of immediately, when reported, so he was very appreciative.

Aki Lintunen – 1) wanted to discuss the risk and possible liability of loose dogs – he's been attacked three times while running, so wondered what HPP policy is on lose dogs {CALL THE POLICE if you are attacked by dogs-there are laws outside of HPP's jurisdiction that address this issue} 2) Wondered about sight lines – some of the cross roads at main roads so wondered what standards and program to insure the sight line standards are met for the emergency use of HPP roads – there's indemnity, but wants to know if we have insurance coverage, too, because it only covers damages by the county.

Jeff Luce – Congratulated the new board and that it's full again. His issue is the microphones and his suggesting that they're not being used correctly. He showed the Board what he wanted the Board to do by getting right up to them to put them close, so all could hear him better. The speaker system isn't good.

Jackie Apigo – loose dogs, there are laws, wants board to include them in the next newsletter. Suggested that BOD have property owners send to their renters. We shouldn't have to be

attacked by loose dogs. Please lock those dogs up. NAN Incorporated is using tandem trucks and ruining Shower drive, turning in the dead end and digging up mud and leaving chunks on the road.

David Prager – Dist 8 – agrees with dog problem. Road safety committee should be reinstated because it's an important committee.

Mayelin Stillwell – Former chairperson of the Road Safety Committee received the letter of decommission, but stated that the process wasn't done by our Bylaws because she got an email on a Sunday instead of having had it done at a BOD meeting. Went on to share some of the fine work gotten done by the RSC including Reflectors and 4 way stop ideas. She noted that the committee was working on extensively written and researched policy suggestions that have been in the works for quite some time and that they would offer valuable guidelines for shoulder clearings to open up sight lines, which she's now worried this will not get completed, if the committee isn't reinstated. Sign policy set a safety standard we didn't have before and was implemented by the road safety committee. Questioned, "Why is the road traffic safety committee considered redundant and not forward thinking?"

James Tatar – CERT Rep. Gave CERT Intro and Overview (handout to be attached) – Stated that CERT is a volunteer organization, not under the umbrella of HPP, but still asking free rent and to not have to post a million dollar liability policy as is required to rent the Hui. He noted that they don't get grants and only have one meeting a month for the community, so he stated that he shouldn't have to use his own out of pocket money to rent the Hui for covering his own community's needs in an emergency.

X. New Business

1. *Hawaiian Alliance of Nonprofit Association* - Kareen Haskin

Thanked all for Volunteering for the Board and congratulated the New Members. She found an organization, Hawaii alliance of non-profit associations where she was able to ask a legal question, which they answered and invited her to join the organization. It has workshops on Bylaws and such info of import for the BOD and all the community, noted it's under \$200 for the Board members and all future Board members to benefit from as a one time cost, and so she would like that offered in the future for the BOD. She will forward the info to the Board to examine and consider.

2. *Rental Fee's of the Activity Center* - Janice Ashford, Treasurer (District 7)

Did an in-depth income and expense study included in the packets given to members at the meeting. It's been a while since rate increases. Brought now for review, but felt it should be tabled to allow the new members to study it and discuss at the next BOD meeting. It shows that the activity center is not covering its own expenses, so that must be addressed.

3. Committee Reports

Fugitive Dust Committee - Kareen Haskin – A lot of past work like signs were not carried through. If we don't get signs and work with the county, that is a stumbling block if we want them to enforce the speed limits, so we have to work with the county council to get them to work on these roads. Mitch Roth sent a letter that they weren't even consulted in the past so that they could enforce the speed limit. The signs never got posted and if they're not posted, they can't be enforced. They are interviewing companies that are eco friendly, with no run-off and able to contain the dust. There are two new products on the market. The cost for a test on the roads is \$6,000 for a mile. They are considering splitting up the mile and checking a few roads. It won't be done on any committee or Board members roads, but instead on roads where there are people with asthmatic children and registered issues will be the tested road areas. They will get something done next year for sure.

Road Maintenance Fees – Janice Ashford motioned to not increase the road maintenance fees. Dr. Jo Maynard, 2nd. Vote: Yes-Unanimous. Motion carried.

Announcements:

- a. The next BOD meeting is December 17, 2014
- b. The next General Membership meeting is February 22, 2015

Adjournment to Executive Session at 7:40 p.m. Janice Ashford motioned to adjourn. Dr. Jo Maynard, 2nd. Vote: Yes-Unanimous. Motion carried.

Respectfully Submitted and Approved:

Susan Bambara, Recording Secretary

Date

Secretary

Date

Motions Log - 11/19/14

Dr. Jo Maynard motioned to approve the agenda as corrected with additions. Roseanne McLean, 2nd. Vote: Yes-Unanimous. Motion carried.

Roseanne McLean motioned to approve the Special Board of Directors Meeting Minutes of 10-30-14 as corrected. Dr. Jo Maynard, 2nd. Vote: Yes-Unanimous. Motion carried.

Roseanne McLean motioned to accept Francis Ganon's resignation. Dr. Jo Maynard, 2nd. Vote: Yes-Unanimous. Motion carried.

Appointment of Districts 1, 2, 3, 4 and 6 Candidates

VOTING RESULTS - NEW OFFICERS:

A Paper vote occurred for the following Interim Board Members positions, and the outcome of those votes done:

District 1: Craig Crelly - Yes-Unanimous.

District 2: Ruth Mizuba - Yes-Unanimous

District 3: Christopher Dasconio - Yes-Unanimous

District 4: Randy Larzalere - Yes-Unanimous

District 6: Moani Pai-Paige - Yes-Unanimous

Janice Ashford motioned to not increase the road maintenance fees. Dr. Jo Maynard, 2nd. Vote: Yes-Unanimous. Motion carried.

Janice Ashford motioned to adjourn. Dr. Jo Maynard, 2nd. Vote: Yes-Unanimous. Motion carried.