

**Hawaiian Paradise Park Owners Association  
Meeting of April 15, 2009  
Minutes**

**I. Call to Order.** President Jeff Spaur called the meeting to order at 6:05 pm.

**II. Roll Call.**

Board of Directors: Jeff Spaur, President; Frank Annin, Rod Thompson, Bob Rainie; Randy Dresselhaus; Ron Vizzone; Kaniu Kinimaka-Stocksdale, Secretary.

Guests: Bobbie Alicen, Karen Annin, Shanna Arthur, Erhard Autrata, Scott Baker, Joy Brennan, John Burnett, Jerry L. Carr, Carl Castillo, Gail Clarke, June Conant, Debra Durbyshire, Puna Ferreira, Sandor Finkey, HPD, David Fithian, Maureen Gap, Kile Golden, RJ Hampton, Michelle Higgins, Barbara Kahn-Langer, Rachel Ley, Gail Ericson Madie, Gerry Madie, Ken Mayhew, Bob Metz, Councilwoman Emily Naeole, Joseph Orlikowski, Barbara Robertson, Ronald Robertson, Harold Rodrigues, Greg Santiago, Baron Sekiys, Sativa Sultan, Roger Sund, Susan Talley, Janet Tebo, Fred Wohlschlagel, Kristin Wohlschlagel, Marleni Wohlschlagel, Robin Wright.

**III. Approval of Agenda.**

*Frank Annin moved that items A and B, under X. New Business, specifically, “Regional Town Center Grant,” and “Charter School Application,” and Item D, under IX. Unfinished Business, specifically, “Paving Phase II,” be moved to immediately follow IV. Owner Input for the convenience of guests present for those discussions. Kaniu Kinimaka-Stocksdale seconded the motion. The motion was approved unanimously.*

**IV. Owner Input.**

Ken Mayhew noted that the board had reimbursed Dennis Higgins for damage done to his vehicle while he was assisting Board members in reviewing the roads as part of the paving project. Ken noted that he had damaged his vehicle while voluntarily assisting with the removal of a tree that had fallen in a roadway, and asked that he be given similar consideration.

Scott Baker and Susan Talley have formed a new Neighborhood Watch program in the area of Beach Road and asked that the board recognize their status as an official Neighborhood Watch organization. In this way they are eligible to request funds from our Councilwoman for supplies for the organization. Funds are disbursed through the County Attorney’s office to HPPOA, as HPPOA is a 501(c)(3) organization and eligible to receive such funds on behalf of organizations such as the Neighborhood Watch. Officer Finkey said that he has been to meetings of the group. The goal of HPD is to try to compartmentalize each area in large subdivisions such as HPP, and said that this is a step towards that. There was discussion about whether this group could be combined with the current Neighborhood Watch organization

Michelle Higgins commented on the request by Ken Mayhew, noting that Dennis Higgins was volunteering at the request of the Board and that she understood that Ken was

volunteering of his own volition. She requested that the Board recognize this when they make their decision. Jeff Spaur said that the Board would look into the matter.

Kile Golden, who is with the current HPP Neighborhood Watch, asked what had become of the funds distributed to HPPOA for expenses of the group. Jeff asked for copies of invoices, which Kile gave to Board Secretary, Kaniu Kinimaka-Stocksdale. This invoices will be reviewed and paid as appropriate.

Joey Orlikowski asked about the paper that Jeff Spaur had distributed prior to the meeting and stated that he was concerned about dissension among the board members.

Carl Castillo asked which member of the Board was his representative. It was determined that Bob Rainie is his representative on the board and Bob Rainie gave him his phone number to call with his questions.

Jerry Carr thanked Jeff Spaur for his participation on the Punaweb forum. He also thanked the Board for its civility. He said that he is concerned about the paving funds, and such issues as why 16<sup>th</sup> street has been off and on the list of roads to be paved. He suggested that, before we pave more roads, we need to know how much it is going to cost to repair the trunk roads.

#### **XI. New Business – Part I.**

- A. Regional Town Center Grant. Rachel Ley introduced herself as the Planning Assistant for the Puna Community Development Plan. She said that she has found a grant that is available and requested the assistance of the HPP Board of Directors. The grant is called a “Smart Growth Assistance Grant,” and a large community the size of HPP with no commercial center will be chosen for evaluation. She asked that the Board sign a letter stating its approval for the choice of HPP for the study, and that the Board commit to meeting with the group involved when the grant is awarded.

*Frank Annin moved that the HPPOA Board of Directors indicate its approval of this effort to seek a “Smart Growth Assistance Grant.” Ron Vizzone seconded the motion. The motion was approved unanimously.*

- B. Charter School Application. Debbie Derbyshire and Gail Clarke of the Hawai‘i Academy of Arts and Sciences (HAAS) said that they remain interested in leasing one of the parcels of land in HPP available for a school. The HAAS representatives stated that they already have a stamped engineer’s plan and are already involved with discussions with the State and County. June Conant noted that the school had been asked for additional information last year, but, to her knowledge, HPPOA had not received anything. Barbara Kahn-Langer stated that there is a file in the office and she will review it immediately and work with the school to determine what additional material is needed from HAAS.

#### **VI Committee Reports – Part 1.**

- B. Neighborhood Watch. This was discussed during the Owner Input section of the meeting and will be discussed further at later meetings.

- C. Coqui Frog Committee. Maureen Gap said that she is interested in chairing this committee.

*Jeff Spaur moved to appoint Maureen Gap as chair of the Coqui Frog Committee. Frank Annin seconded the motion. The motion was approved unanimously.*

**XI. New Business – Part 2.**

- D. Paving Phase II. Ron Nickel reported that he, Rod Thompson, Randy Dresselhaus, Ken McGilvray, and a member of the Yamada staff, had resurveyed the main roads. Based on this resurvey and discussions with contractors, Ron decided to focus on only one method—mirapave—for the RFP for the main roads. This method is cost-effective and island contractors have a lot of experience with it. Ron went over other changes made to the specifications based on previous discussions with the Board of Directors.

*Frank Annin moved that the specifications as revised be sent out for bids. Rod Thompson seconded the motion. The motion was approved, with Bob Rainie abstaining.*

There was a discussion about the current bids for paving 4 miles of the side roads, and how the cost of paving the main roads might impact or be impacted by these bids.

*Rod Thompson moved to defer awarding the contracts for the side roads until HPPOA receives bids for the overlaying of the main roads. Jeff Spaur seconded the motion. The motion was approved, with Bob Rainie voting in opposition.*

After explaining the changes that had been made to the specifications, Ron Nickel recommended to the board that there be a full-time inspector on site during the paving. There was a discussion about how much this would cost, and Ron said that the inspector would only have to be onsite when the contractor is paving the mainlines and aprons, probably no more than 3 weeks total.

*Jeff Spaur moved to authorize the contracted engineer to hire a contract inspector for future paving projects. Kaniu Kinimaka-Stocksdale seconded the motion. The motion was approved unanimously.*

Ron Vizzone said that he is still concerned that HPPOA is not dealing with the roads that are the most costly to maintain. Jeff Spaur said that the Board is charged with having a definitive plan for the use of the bond funds, and that plan should be well formulated by the time that the meeting of May 5, 2009, is completed. He agreed that the criteria for considering which roads are to be paved, including the overlays, need to be updated.

**V. Approval of Minutes.**

*Bob Rainie moved that the minutes of the meeting of March 18, 2009, be approved. Jeff Spaur seconded the motion. The motion was approved unanimously.*

*Kaniu Kinimaka-Stocksdale moved that the minutes of April 1, 2009, be approved. Randy Dresselhaus seconded the motion. The motion was approved unanimously.*

(Recording Secretary's Note: Rod Thompson asked if there should be a notation in the April 1, 2009, minutes that the Board went into Executive Session. Subsequent to the meeting, I reviewed the tape recording of the minutes and found that there had been a motion to go to Executive Session. I have made that change in the minutes.)

**VI. Committee Reports – Part 2.**

- A. Budget Committee. There was no Budget Committee report. Rod Thompson asked that there be a separate meeting to discuss the budget.

*Rod Thompson moved that there be a special meeting to discuss the budget on May 5, 2009. This meeting would coincide with the opening of the bids for the overlaying of the main roads. Jeff Spaur seconded the motion. The motion was approved unanimously.*

- D. Nominating Committee. Kaniu Kinimaka-Stocksdale reported that there are several applications, including at least one nomination for each of the vacant Board positions (Districts 2, 3, 4 and 8).

**VII. Treasurer's Report.** There was no Treasurer's report.

**VIII. General Manager's Report.** There was no discussion of the General Manager's report.

**IX. Unfinished Business**

- A. HPP Township. Kaniu Kinimaka-Stocksdale reported that Representative Ken Ito, Chair of the Water, Land, and Ocean Resources Committee, will not read the resolution this year. He said that he feels that this should be heard at the County level. Kaniu said that Rep Hanohano and Rep Har will try to rework this resolution during the summer for the introduction at the next legislative session.
- B. Dexia Proposal. Frank Annin outlined the discussions that had taken place regarding this proposal. The original proposal was that we sell our call option. HPPOA had set a floor of \$500,000 to be realized from this sale, which the Board agreed was reasonable. Frank said that someone had made the suggestion that we add \$1 million to our reserve accounts as a part of this proposal; he stated that no one on the Board had made that suggestion. Nonetheless, now the sale of the call option is contingent upon the additional \$1 million being added to the reserves.

*Rod Thompson moved that the Board defer any consideration of any current offer from Dexia that is on the table until the Board meets on May 5, 2009. Jeff Spaur seconded the motion. The motion was approved, with Bob Rainie abstaining.*

The Board directed that the Dexia proposal be added to the May 5, 2009, agenda, and that Jeff Spaur was to notify Dexia that we are deferring our decision, with copies to the Board of Directors members.

- C. Added Traffic Burden Fees. Robin Wright made a presentation based on the work of a committee that had been formed to address this issue. There was extensive discussion of the report and action on it was not taken at this meeting.

**XI. New Business Part 3.**

- C. Albezia Tree Concerns. Kaniu Kinimaka-Stocksdale asked about a constituent who had problems with a neighbor's albezia trees. The consensus was that this is not an issue for the Board to consider.

- D. Recruiting Committee.

*Jeff Spaur moved that there be established a committee to seek an employee to fill the position of General Manager for HPPOA. Randy Dresselhaus seconded the motion. The motion was approved unanimously.*

Jeff Spaur appointed Kaniu Kinimaka-Stocksdale to chair the committee and to recruit members for the committee. The Board directed that the committee advertise the vacancy Island wide, and further if the need arose. The Board directed that the salary level of the General Manager be reviewed.

**XII. Announcements.**

- A. The next regular meeting of the Board of Directors is Wednesday, May 20, 2009, at 6:00 pm.
- B. There will be a Special Meeting of the Board of Directors on Tuesday, May 5, 2009, at 6:00 pm, same location.

- XV. Adjournment.** The President adjourned the meeting at 9:20 pm, with the Board going into Executive Session.

Respectfully submitted:

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Robin Messenheimer, Recording Secretary

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Kaniu Kinimaka-Stocksdale, Board Secretary

### **Motions Log**

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