

**Hawaiian Paradise Park Owners Association
The Board of Directors Meeting on December 15, 2010
Minutes**

I. Call to Order: President Ron Vizzone called the meeting to order at 6:00 p.m.

II. Roll Call:

- a) Board of Directors: Ron Vizzone, President; June Conant, Vice-President; Ken McGilvray, Treasurer; Elizabeth Weatherford, Secretary; Allen Dale Watson, Leslie Estep.
- b) Guests: Glen Bousquet, Jerry Carr, Dave Cronister, John Davis, Bruce Derrick, David Fithian, Joan Galante, John Hanor, Roger Hanson, Dick Koval, Jacqueline Langlais, Merrill McAlister, Karl Seebruch, and Scott Reilling, General Manager.

III. Approval of the Agenda: The agenda was reviewed and amended.

June Conant moved to approve the agenda. Elizabeth Weatherford seconded the motion. Unanimously approved and motion carried.

IV. Introduction of New General Manager: W. Scott Reilling: Mr. Reilling was introduced to the Board members and guests.

V. Owner Input:

- a) Merrill McAlister – noted that some deflectors have been torn up, possibly due to heavy machinery used by the road crew. He asked the road crew to watch out for possible causes.
- b) Dick Koval – asked the Board to continue supporting efforts to clean up Maku'u Dr. and Ala Heiau Rd.
- c) Roger Hanson – asked for Mr. Reilling to summarize his background.
- d) Dave Cronister – asked about the progress in installing speed bumps on Paradise Ala Kai and requested that the sides of the street be cleared first. Leslie Estep responded that this issue will be considered in the Safety Committee. He also noted that cracks are appearing on First Ave., and requested it be recoated.
- e) David Fithian – expressed appreciation for the road crew's effort in filling in the pukas. He asked the Board to inform a new Church in the area of the bylaws concerning road entrances/exits. Scott Reilling responded that a letter has been sent explaining the bylaws.
- f) Bruce Derrick – asked if HPPOA has a Conflict of Interest policy in response to Section 11 of the Bylaws. June Conant responded that it is forthcoming for the Agenda for January.

Ken McGilvray moved to refer to a Committee the development of a Conflict of Interest policy. June Conant seconded the motion. Unanimously approved and motion carried.

- g) Glen Bousquet – offered his services as a tree removal brokerage firm which serves to communicate with homeowners and provide reasonable prices for tree removal.
- h) Joan Galante – thanked the road crew for help on the pukas. Asked the Board to seriously consider the repercussions of changing the Board policy on copying charges.
- i) John Davis – introduced himself and his tree removal company, and offered his services for removal of trees in collaboration with Glen Bousquet.

VI. Approval of Minutes:

- a) The Minutes of the Board of Directors Meeting of November 17, 2010 were approved.

June Conant moved to accept the Minutes of the Board of Directors Meeting on November 17, 2010. Dale Watson seconded the motion. Unanimously approved and motion carried.

VII. Treasurer's Report: Mr. McGilvray reviewed and filed the Treasurer's Report.

TOTAL CHECKINGS/SAVINGS

\$7,759,150.00

Mr. McGilvray reported that collections received in July/August represented 5.5% of total year collections received, due to phone calls done by staff. Three parties have settled due to the attorney's direction on collections.

VIII. General Manager's Report: Mr. Reilling filed the General Manager's report. He reviewed several safety programs which are scheduled. He reviewed the problem of slippage of asphalt on Kaloli between 15th and 22nd. He also reported that actions will be taken to secure the Office due to the break-in on November 23rd.

IX. Road Supervisor's Report: Mr. Spencer filed a Road Maintenance Report and reviewed it with the Board.

X. Committee Reports:

- a) Community Resilience – Karl Seebruch, Chair, updated the Board on current projects, including one initiated by Civil Defense called “Map Your Neighborhood” intended to help support disaster preparedness. He suggested a Portagee horse shoe tournament as a fundraiser.
- b) Neighborhood Watch – Jerry Carr, Chair, reported six burglaries in November, noting that only three had items stolen, showing a notable reduction in property losses. A new block team has been trained. He encouraged the Board members to participate in developing more neighborhood watch teams.
- c) Park – John Hanor, Chair, reported that the County Council has declined to appropriate the proposed \$56 million; and, thus, the planned park is delayed until further notice. He noted that the Committee members would still like to participate in the making of a park, when possible.
- d) RTSP – Leslie Estep, Board liaison, informed the Board of a safety issue which has arisen due to overgrown vegetation in an easement. The Board reviewed possible solutions.

XI. Unfinished Business:

- a) Motions Log – The Motions Log was unavailable.
- b) Amend Policy for Copying HPP Records – It was decided that documents will be scanned in or uploaded to the website for members' review.
- c) Update on the Proposed County Park in HPP – Discussion ensued about the possibility of developing a park.

June Conant made the motion that the HPPOA Board of Directors pursue the development of a County park on the 20 acre parcel located on Maku'u Drive between 16th and 15th Avenues in cooperation with the County to address homeowners concerns. Elizabeth Weatherford seconded the motion. Unanimously approved. Motion carried.

XII. New Business:

- a) Installation of New Alarm System for Office and Shop - Discussion ensued about possible alarm systems for the Office and Maintenance Shop.

June Conant made the motion to install a security system based on the proposal received by HTS Inc. Ron Vizzone seconded the motion. Vote in favor: Dale Watson, June Conant, Ron Vizzone, Elizabeth Weatherford, Leslie Estep. Vote against: Ken McGilvray. Motion carried.

Elizabeth Weatherford made the motion that the Board rebar the windows in the Office and the Maintenance Shop restroom and add an additional lock to the safe room. Ron Vizzone seconded the motion. Unanimously approved and motion carried.

- b) Re-establish the Human Resources Committee, as per Bylaws, Article X.1.a.1 - June Conant noted that a Human Resources Committee would be useful to provide certain information not provided in the current Employee Handbook by Pro Service, such as the number of holidays, sick days, etc.

June Conant moved to re-establish a HR committee as per the bylaws. Leslie Estep seconded the motion. Vote in favor: June Conant, Leslie Estep, Elizabeth Weatherford, Ken McGilvray, Ron Vizzone. Vote against: Dale Watson. Motion carried.

- c) Ratify vote for new computer -

Ken McGilvray made the motion to expense \$1,000 for a file server, \$500 to install the network, \$750 to install three direct users of QuickBooks Premier, \$2500 for conversion, setup and training and \$300 for the Premier software support. June Conant seconded the motion. Unanimously approved and motion carried.

XIII. Announcements:

- a) Next Board Meeting: January 19, 2010 at 6:00 p.m. in the Library.

XIV. Adjournment of Meeting: The President called the meeting adjourned at 8:45 p.m.

Respectfully Submitted:

Denise Warner, Recording Secretary

Date

Elizabeth Weatherford, Board Secretary

Date

Motions Log

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