

Hawaiian Paradise Park Owners Association
The Board of Directors Meeting on November 17, 2010
Minutes

I. **Call to Order:** Vice-President June Conant called the meeting to order at 6:00 p.m.

II. **Roll Call:**

- a) **Board of Directors:** June Conant, Vice-President; Ken McGilvray, Treasurer; Elizabeth Weatherford, Secretary; Francis Ganon, Judy Sumter, Allen Dale Watson, Leslie Estep.
- b) **Guests:** Clyde Almeida, Joanne Backman, S. Backman, Scott Baker, Rob Banasher, Hunter Bishop, Dennis Braer, Albert Braga, Lawrence Brennan, Leilani Bronson-Crelly, Frances Calvert, Harold Ching, David Fithian, Calvin Fong, Joan Galante, Kuulei Galloway, Jeff Gray, John Hanor, Pamela Hanor, Mitzi Hennessey, Susan Hicks, Peter Houle, Tom Jennings, Dick Koval, Barbara Lively, Mike Mentnech, Inge Misajon, Carole Mullin, John Mullin, Kim Pinkerton, Cory Rohlfing, Russell Ruderman, Byron Stevingson, Rod Thompson, Susan Tolley, Rob Tucker, Brenda Yost, Tom Yost.

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

Dale Watson moved to approve the agenda. Judy Sumter seconded the motion. Unanimously approved. Motion carried.

IV. **Guest Speaker: Rob Tucker, Friends of Puna's Future** asked for financial support to help develop a media campaign as part of their goal to amend State Legislature and form a Council Ad Hoc Committee to better dispense fuel tax revenue (FTR) to private subdivisions for road maintenance.

V. **Owner Input:**

- a) **Pamela Hanor** - asked the membership to support the development of the park.
- b) **Jeff Gray** – asked for road maintenance assistance at Kaloli and Fifth due to the excessive traffic from Shady Grove School and the extensive rain which has washed out the road.
- c) **Joanne Backman** – commented on her conversation with Hunter Bishop to clarify concerns raised by the Board. She asked the Board to vote in favor of the County's resolution.
- d) **Fran Calvert** – spoke in support of the park.
- e) **Rod Thompson** – spoke in support of the park. He complained the Board's decision last month which requires a preview of The Conch one week before publication was made behind his back. He asked for substantiation of "errors" mentioned in the Minutes, and demanded the command be rescinded. June Conant responded that the copy of The Conch had been received via email on September 28th, but noted that it was already on the website shortly afterward, which did not allow enough time for review. She expressed appreciation for his work and noted that she had offered to help proofread on previous occasions.

- f) **Judy Moa** – As HPPOA’s Insurance Agent, Ms. Moa offered to answer any pertinent questions about insurance that might arise during the meeting.
- g) **Dick Koval** – asked the Board to consider former Councilwoman Emily Naeole-Beason’s suggestion that the main roads be handed over to the County, so that they take over road maintenance.
- h) **Mavelin Stillwell** – asked if policies regarding easements and driveways are available and enforced, as some homeowners on Paradise Alakai have not kept the easements clear. She asked the Board to consider enforcing regulations to make the roads safer, specifically for pedestrian traffic.
- i) **Steve Stein** – asked the Board change the policy which charges \$2/page for access to printouts of financial reports from the Office. He asked that the policy be changed to require a single, returnable deposit of \$20/\$50 per document.
- j) **Kuulei Galloway** – spoke in support of the implementation of the park.
- k) **Tom Jennings** - noted that the Board has been concerned over the unwritten details of the park, not with canceling the park altogether.
- l) **Joan Gallante** – responded to Mr. Stein’s request by noting that the \$2 charge is not only for paper, but for labor as well. She also noted that financial reports are available at General Membership meetings. Additionally, the Office would still have to make a copy of their original document, since they would not be allowed to give out the original.
- m) **Cory Rohlving** – suggested placing requested documents on HPPOA’s website to circumvent the need for charging \$2/page. He also asked that the exact location of the park be placed on the website, as well.
- n) **Dennis Braer** – asked if the Board could provide details of the plan for the park in writing, including liability issues. He spoke in support of the park. He thanked Mr. Spencer for his work on the roads.
- o) **Al Braga** – thanked Mr. Spencer for the work on the road. He asked that the Board request more details about the park in writing; such as security and liability issues, as well as possible rental fees.
- p) **Carole Mullin**– noted that issues raised by owners regarding the park would be addressed during the Park Committee segment.
- q) **Peter Houle** – asked the Board consider the needs of the businesses, schools and churches in the area.

VI. Approval of Minutes:

- a) The Minutes of the Board of Directors Meeting of September 22, 2010 were approved as corrected.

Elizabeth Weatherford moved to accept the Minutes of the Board of Directors Meeting on September 22, 2010. Leslie Estep seconded the motion. Unanimously approved and motion carried.

- b) The Minutes of the Board of Directors Meeting on October 20, 2010 were approved as corrected.

Judy Sumter moved to accept the Minutes of the Board of Directors Meeting on October 20, 2010. Francis Ganon seconded the motion. Unanimously approved and motion carried.

- c) The Minutes of the Board of Directors Meeting on October 27, 2010 were approved.

Ken McGilvray moved to accept the Minutes of the Special Meeting of October 27, 2010. Keone McAllister seconded the motion. Unanimously approved and motion carried.

VII. Committee Reports:

- a) Park – John Hanor reviewed the current details known about the park and asked the Board support the park. Carole Mullin resigned as Co Chair.

Elizabeth Weatherford reported that members have called the Office asking for further safeguards before the land is deeded over. She presented amendments to the resolution which would 1) allow the Park Committee to remain part of the negotiations, and 2) require a scheduled timetable to develop the park.

Mr. Hunter Bishop fielded questions from the audience. He noted that the County has no intention of assessing or maintaining the roads leading to the park, nor will they tap in to County water. However, a catchment system will be set up to provide water for the main pavilion restrooms, and the planned facility will be County supervised and maintained.

- b) Paving – Francis Ganon reported that a punchlist has been received for Phase III, and a walkthrough will be scheduled with Paul Nash, P.E.
- c) Expense Review – Judy Sumter reported that the results of the 90-day trial with Kona Coast Office Supplies will be reviewed at the Board Meeting in January.
- d) Neighborhood Watch – Peter Houle, Co-Chair, presented the monthly report. Meetings of Neighborhood Watch take place the first Saturday of the month at 9:00 a.m. in the library.
- e) RTSP – Leslie Estep filed the Minutes from the Committee meeting. She presented the Committee's recommendation to install speed humps at Paradise Alakai.

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

TOTAL CHECKINGS/SAVINGS

\$7,842,267.81

Mr. McGilvray reported that due to a fallen tree, a bill for \$711 will be prepared for the lot owner for costs incurred. The former General Manager's Errors and Omissions policy has been canceled, and \$1,078 will be refunded. He suggested the Board consider alternatives to the current road striping contractor. He noted that 269 lots have not paid road fees. June Conant mentioned that over 1,000 home owners owe from last year. She filed a sample collection letter to be sent out.

Ken McGilvray moved to send a collection letter to the homeowners with overdue fees from the last two years. Elizabeth Weatherford seconded the motion. Unanimously approved and motion carried.

Dale Watson made the motion to allow Aloha Paint Company to continue the road striping. Leslie Estep seconded the motion. Vote in favor: Elizabeth Weatherford, Judy Sumter, Leslie Estep, June Conant, Keone McAllister, and Dale Watson. Vote against: Ken McGilvray and Francis Ganon. Motion carried.

- IX. Road Supervisor's Report:** Mr. Spencer filed a Road Maintenance Report, and informed the Board that numerous complaints have been received regarding the potential threat of albizia trees. The Board asked for a list of the most dangerous trees. Mr. Spencer also asked the Board's assistance in providing radios/cell phones for the workers. The Board discussed the plausibility of a cell phone plan, or possibly using phones/radios no longer used by ENET.

X. Unfinished Business:

- a) Motions Log – The Motions Log was filed. Motion #254 was deleted.
- b) Selection of Truck Hauling Service, from Bids Opened on October 15, 2010 – It was decided this issue would be considered in executive session.
- c) Speed humps – Discussion ensued about installing speed humps at the top of the Park.

Dale Watson made the motion to install speed humps at the top of the Park on the paved roads 300 yards in on each end of the main road and one mid point from there; as well as two speed humps to be allocated for Paradise Alakai. Judy Sumter seconded the motion. Vote in favor: Keone McAllister, Judy Sumter, Dale Watson, Leslie Estep, Francis Ganon. Vote against: Ken McGilvray, Elizabeth Weatherford, June Conant. Motion carried.

XI. New Business:

- a) Proposed Rate Increase on Road Fees for 2011 -

Ken McGilvray moved to implement the proposed rate increase on road fees for 2011 to \$238.25. Leslie Estep seconded the motion. Unanimously approved and motion carried.

- b) Discussion of Consolidated Lots in the Park – June Conant filed a sample letter to be sent to consolidated lot owners regarding 2011 road fees.

June Conant made the motion to inform owners of consolidated lots that as of January 2011, owners will be billed road fees for each individual lot. Ken McGilvray seconded the motion. Unanimously approved and motion carried.

- c) Vote on Proposed County Park at 16th Avenue and Maku'u Drive – Elizabeth Weatherford reviewed the planned facility received from the Department of Parks and Recreation. Discussion ensued about what details to include in the resolution.

Ken McGilvray made the motion to table the vote on the park until the next Board Meeting. Elizabeth Weatherford seconded the motion. Vote in favor: Elizabeth Weatherford, June

Conant, Ken McGilvray, Keone McAllister, Dale Watson, Judy Sumter, Leslie Estep. Francis Ganon was absent. Motion carried.

d) **Glen Santos, Business Insurance Services** –

Ken McGilvray made the motion to switch Insurance agents from Judy Moa to Glen Santos, Business Insurance Services. Francis Ganon seconded the motion. Vote in favor: Ken McGilvray, Francis Ganon. Vote against: Elizabeth Weatherford, Leslie Estep, Judy Sumter, Dale Watson, June Conant, Keone McAllister. Motion lost.

e) **Donation to Friends of Puna's Future** – The Board discussed possible financial donations. Elizabeth Weatherford offered to draft a letter of support.

Dale Watson made the motion to donate \$500 to Friends of Puna's Future for their Fuel Tax Revenue (FTR) media campaign. Leslie Estep seconded the motion. Unanimously approved and motion carried.

XII. Announcements:

- a) Next Board Meeting: December 15, 2010 at 6:00 p.m. in the Library.

XIII. Adjournment of Meeting: The President called the meeting adjourned at 9:00 p.m. and convened an Executive Session.

Respectfully Submitted:

Denise Warner, Recording Secretary

Date

Elizabeth Weatherford, Board Secretary

Date

Motions Log

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