

**Hawaiian Paradise Park Owners Association
The Board of Directors Meeting on May 18, 2011
Minutes**

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

II. Roll Call:

- a) Board of Directors: Ron Vizzone, President; June Conant, Vice-President; Ken McGilvray, Treasurer; Elizabeth Weatherford, Secretary; Keone McAllister, Alan Dale Watson, Francis Ganon, Leslie Estep. Absent: Judy Sumter.
- b) Guests: Gantry Andrade, Lawrence Brennan, Leilani Bronson-Crelly, Jerry Carr, Harold Ching, Joan Galante, Richard Koval, Jeff Luce, Manuel Martinez, Steven Stein; also present, Scott Reilling, General Manager; and Tommy Spencer, Road Supervisor.

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

June Conant moved to accept the Agenda as amended. Keone McAllister seconded the motion. Unanimous approval. Motion carried.

IV. Owner Input:

- a) Dick Koval – expressed concern over traffic on Ala Heiau and asked that a traffic counter be placed to determine the actual number of vehicles travelling on this dead end street.
- b) Gantry Andrade – asked if 30th will be paved.
- c) Jerry Carr – recommended the removal of Pro Service Hawaii, the acquisition of a dump truck and the addition of “progressive discipline” to the Employee Handbook.

V. Approval of Minutes:

- a) The Minutes of the Board of Directors Meeting of April 20, 2011 were reviewed.

June Conant moved to accept the Minutes of the Board of Directors Meeting of April 20, 2011. Dale Watson seconded the motion. Unanimous approval. Motion carried.

VI. Committee Reports:

- a) Neighborhood Watch – Jerry Carr, Chair noted that only one burglary was reported and two auto break ins. September 17th was announced as the second annual chili cook off.
- b) PMAR – Jerry Carr, Chair noted that due to County budget restraints, there has been no additional development.
- c) Parks – June Conant spoke on behalf of the Committee. She noted that Fred Blas will be attending the June 15th Board Meeting. The Board discussed creating a letter of intent to deed the land over to the County.

d) Paving – Scott Reilling reported on the progress of Phase III and Phase IV.

VII. Treasurer’s Report: Mr. McGilvray reviewed the Treasurer’s Report. He noted that a total of \$37,600 has been collected from delinquent accounts which total \$58,000.

Construction Fund (for paving) **\$4,381,336.04**

Total Checking/Savings and Construction Funds **\$8,617,048.00**

VIII. General Manager’s Report: Mr. Reilling reviewed the General Manager’s Report. He asked for permission to write a letter of termination for Pro Service Hawaii. He also noted that due to a lack of information on file, he would like to inform the Planning Dept. of special permit holders who are not in compliance.

Dale Watson made the motion for the General Manager to inform the Planning Department if conditions for special permits are not met. Elizabeth Weatherford seconded the motion. Unanimous approval. Motion carried.

Mr. Reilling reviewed a policy on inland marine insurance for heavy equipment. He also provided a design of a ‘dead man’s’ gate which has no hinges but allows for emergency access on Railroad Ave. Additionally, the Fire Dept. would be asked to supply the materials and HPPOA would weld it and install it.

June Conant made the motion to proceed with the dead man’s gate on Railroad Ave. Dale Watson seconded the motion. Discussion ensued. Vote: In favor: Elizabeth Weatherford, Ron Vizzone, Keone McAllister, Dale Watson, June Conant, Leslie Estep. Against: Ken McGilvray, Francis Ganon. Motion carried.

IX. Unfinished Business:

a) Motions Log – Tracking #s 25, 105 and 164 are completed. Two additional motions need to be added from April: “June Conant motioned to install the speed humps on 28th at 150 ft of either side of Kaloli and to include the additional traffic calming paint.” and “Dale Watson made the motion to allocate \$3500 to relocate the mailboxes on Shower.”

b) Request by Councilman Fred Blas to meet on June 15 to seek the Board’s input regarding County Park in HPP – The Board discussed creating a list of park requirements for the County.

Dale Watson made the motion to let the County start the park if they have cleared the 20 acre lot and construction has begun within two years of the recording date, or the land is to be reverted back to HPPOA. Ron Vizzone seconded the motion. Vote: In Favor: Ron Vizzone, Dale Watson, June Conant, Leslie Estep, Elizabeth Weatherford, Keone McAllister. Against: Francis Ganon, Ken McGilvray. Motion carried.

Ken McGilvray made the motion to refer the creation of a list to a Committee of the Board of Directors and interested owners to discuss further requests for the park. Francis Ganon seconded the motion. Discussion ensued. The Board agreed to meet in Committee on June 1st, Wednesday at 6:00 p.m. Vote: In Favor: Ron Vizzone, Elizabeth Weatherford, Leslie

Estep, Ken McGilvray, June Conant, Francis Ganon. Against: Keone McAllister, Dale Watson. Motion carried.

c) Consider the proposed Inland Marine Policy and its Exclusions –

Dale Watson made the motion to accept the inland marine policy for \$2500 a year and its exclusions. June Conant seconded the motion. Discussion ensued. Vote: In favor: Leslie Estep, Ron Vizzone, Dale Watson, Elizabeth Weatherford. Vote against: Ken McGilvray, Francis Ganon. June Conant, Keone McAllister abstained. Motion lost.

d) Consider whether to continue the human resources contract with Pro Service Hawaii–

Ron Vizzone made the motion to end the contract with Pro Service Hawaii. June Conant seconded the motion. Discussion ensued. Unanimous approval. Motion carried.

e) Review and consider the FY 2011-2012 Budget – Scott reviewed the revised budget.

Dale Watson made the motion to accept Scott's budget as written. June Conant seconded the motion. Discussion ensued. Vote: In favor: Ron Vizzone, Keone McAllister, Dale Watson, June Conant, Elizabeth Weatherford, Leslie Estep. Against: Ken McGilvray. Francis Ganon abstained. Motion carried.

f) Review and consider Capital Improvement Budget (CIP) for dump truck and reflective pavement markers (RPM) for the four main roads in HPP – The CIP budget was reviewed.

Dale Watson made the motion to accept the estimate of \$25,000 for the reflective pavement markers on the double yellows on main roads. Leslie Estep seconded the motion. Discussion ensued. Vote: In favor: Ron Vizzone, Leslie Estep, Keone McAllister, Dale Watson, June Conant. Against: Ken McGilvray. Francis Ganon, Elizabeth Weatherford abstained. Motion carried.

g) Computer Software Update –

Ken McGilvray moved to upgrade the software package of Quickbooks to the Enterprise system at a cost of approximately \$2300. June Conant seconded the motion. Discussion ensued. Vote: In favor: Ken McGilvray, Keone McAllister, Francis Ganon, Ron Vizzone, Elizabeth Weatherford, June Conant, Dale Watson. Leslie Estep abstained. Motion carried.

X. New Business:

a) Review Proposed Changes for the Employee Handbook & Personnel Policies –

June Conant moved to accept the amended Employee Handbook. Keone McAllister seconded the motion. Discussion ensued. Vote: In favor: Leslie Estep, Keone McAllister, Ron Vizzone, Dale Watson, June Conant, Elizabeth Weatherford. Against: Ken McGilvray. Francis Ganon abstained. Motion carried.

b) Traffic on Ala Heiau– The Board agreed by general consensus to put a traffic counter on the street.

XI. Review Various Communications:

- a) Status of HB 1626, as Reported by Friends of Puna’s Future – Fuel Tax Revenue– It was noted that the bill will not be considered until next year.
- b) Email from Glen Bousquet, Nanawale Tree Consultant/Tree Broker VAR– Communication with Mr. Bousquet was noted.
- c) Letter to County Planning Department regarding SPP 770, 1st Church of Religious Science on Paradise – It was noted that the letter is in review and a meeting is scheduled with the Planning Dept. for June 2nd.

XII. Announcements:

- a) Next Board Meeting: June 15, 2011 at 6:00 p.m. in the Library.
- b) Next General Membership meeting: Sunday, June 26, 2011 – 3:00 p.m.

XIII. Adjournment of Meeting: The meeting adjourned by general consent at 9:30 p.m.

Respectfully Submitted and Approved:

Denise Warner, Recording Secretary of Minutes

Date

Elizabeth Weatherford, Secretary

Date

Motions Log

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June Conant made the motion to proceed with the dead man's gate on Railroad Ave. Dale Watson seconded the motion. Discussion ensued. Vote: In favor: Elizabeth Weatherford, Ron Vizzone, Keone McAllister, Dale Watson, June Conant, Leslie Estep. Against: Ken McGilvray, Francis Ganon. Motion carried.

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June Conant moved to accept the amended Employee Handbook. Keone McAllister seconded the motion. Discussion ensued. Vote: In favor: Leslie Estep, Keone McAllister, Ron Vizzone, Dale Watson, June Conant, Elizabeth Weatherford. Against: Ken McGilvray. Francis Ganon abstained. Motion carried.