

**Hawaiian Paradise Park Owners Association
The Board of Directors Meeting on August 17, 2011
Minutes**

- I. **Call to Order:** President Ron Vizzone called the meeting at 6:00 p.m. Quorum was established.
- II. **Roll Call:**
- a) **Board of Directors:** Ron Vizzone, President; June Conant, Vice-President; Ken McGilvray, Treasurer; Elizabeth Weatherford, Secretary; Margaret “Peggy” Stevens, Alan Dale Watson, Verne Presnall, Judy Sumter and Francis Ganon.
 - b) **Guests:** Debbie Alatan, Derek Alatan, Karen Aurello, Randall Aurello, Lawrence Brennan, Jerry Carr, Richard Hendrickson, Deborah Koval, Richard Koval, Heather McNeill, Alton Mosaka, Evan Pfaff, Bill Spencer, Kehau Spencer, Tommy Spencer, Clifford Vasconcellos; also present, Scott Reilling, General Manager.
- III. **Approval of Agenda:** Amended by general consent.
- IV. **Owner Input:**
- a) **Derek Alatan** – asked for lot owners to be responsible for proper maintenance of property when easements are encroached upon or when drivers’ vision is impaired.
 - b) **Dick Koval** – asked for a speed hump on Ala Heiau Rd., in order to slow down traffic.
 - c) **Alton Mosaka** – talked to the Board about the dust being created at Shower Dr. and 25th and emphasized how this will increase when the traffic light is installed. He requested that all the roads be paved between Kaloli and Shower Dr., otherwise he will consider filing a fugitive dust suit against HPPOA.
 - d) **Jerry Carr** – asked when/how the Board decided which roads would be paved. The Board responded that the criteria was based on amount of traffic, number of homes present and cost of maintenance and was decided upon in March 2011.
 - e) **Karen Aurello** – expressed concern about the traffic which has increased on 25th going to Shower Dr. The Board responded that they are aware of the problem, noting that most of the roads which have been paved are on the top quarter of the Park, and more roads will shortly be paved based on the criteria previously mentioned. Elizabeth Weatherford suggested working with community police in Pahoia to set up speed cameras as well as encouraging the community to get the speed limit reduced on the highway to reduce extra traffic trying to turn left onto the highway from the mauka side.
 - f) **Randy Aurello** - a retired community police officer spoke about how vehicles on private roads for public use like Paradise Dr. were tagged in the past, such as for reckless driving.
 - g) **Tommy Spencer** – suggested putting concrete barriers on every road so no thru traffic can cross.

- h) Heather McNeill – lives on the dead end on 17th and requested a stop sign be posted at 17th and Railroad.
- i) Evan Pfaff – asked the Board to present a chart ranking why roads were picked to be paved based on the previously mentioned criteria, even mentioning why other roads were paved in the past. He also suggested posting guards to the entrance of the Park to eliminate some traffic.
- j) Clifford Vasconcellos – complained about the dust on his road due to new construction and the school on 26th and Maku'u. He suggested paving only one half of the road in order to pave more roads.
- k) Jerry Carr – spoke in favor of installing barricades as previously mentioned by Mr. Spencer.

V. Approval of Minutes:

- a) Regular Board Meeting Minutes of July 20, 2011 –

June Conant moved to approve the Meeting Minutes of July 20, 2011. Elizabeth Weatherford seconded the motion. Vote in favor: Unanimous approval. Motion carried.

VI. Committee Reports:

- a) Neighborhood Watch - Jerry Carr noted that video surveillance equipment and signage has been received and will soon be installed. He reported that burglaries continue to decrease and now statistically represent the average for a population of half of the size of HPP.
- b) PMAR - Mr. Carr reported that the Committee sent a letter to the Governor and Senator Kahele asking for written details of their plan, but no response has been received to date.
- c) Parks - June Conant suggested that a new Committee be set up to investigate possible park improvements to the area around the Activity Center and/or development of a park on another parcel of HPP land. Peggy Stevens showed interest in putting a Committee together to consider those options.

Dale Watson made the motion to establish a Committee to investigate other options to create a park. Elizabeth Weatherford seconded the motion. Vote in favor: Unanimous approval. Motion carried.

- d) Paving – Scott Reilling noted that Phase III is complete and retainage has been released. The general permit for Phase IV will be released within a week, which will carry with it conditions and cause an extension of the RFP deadline. The Board agreed by general consent that the roads for paving in Phase IV will be listed on the Agenda and announced at a future Special Board Meeting.

VII. VI. Treasurer's Report: Ken McGilvray presented a review of the Treasurer's Report.

<u>Construction Fund (for paving)</u>	\$4,237,446.66
<u>Total Checking/Savings and Construction Funds</u>	\$8,042,746.18

Collections as of July 2011 total \$1,701,887 which shows a 81.55% of total and an increase from 72.14% of total collected in 2010.

VIII. General Manager's Report and Road Supervisor's Report: Scott Reilling reviewed several priority action items and emails from members. He reported that Oceanic provided the lowest quote for telephone services. The Board agreed by general consent that the General Manager had discretion over which telephone service should be used. The Board also reviewed several quotes for Workers Compensation Coverage and TDI. DTRIC Insurance came in with the lowest quote premium of \$5317, which could be obtained through Servco Insurance Services. The Board agreed the quote from Servco was acceptable. He also provided several quotes for employee health insurance, since the original quote from HMAA was no longer valid. He asked the Board to consider the HMSA program which saves \$8,000 over the Pro Services quote. The Board discussed different options. Mr. McGilvray suggested HPPOA provide the minimum mandated by the law and allow employees the ability to contribute if they want extra coverage such as vision, RX or dental.

June Conant moved to accept HMSA for another next year. Dale Watson seconded the motion. Discussion ensued.

Ken McGilvray amended the motion to deduct 1 ½ % of gross wages to augment the plan. Francis Ganon seconded the motion. Discussion ensued. Vote in favor: Ken McGilvray, Francis Ganon, Margaret Stevens, Judy Sumter, Ron Vizzone. Vote against: Elizabeth Weatherford, Verne Presnall, Dale Watson, June Conant. Amended Motion carried.

PAKA was instructed to remove the Neighborhood Watch signs which were installed over stop signs. Mr. Reilling provided the Board with several County codes which prohibit such usage, noting that the MUTCD (The Manual on Uniform Traffic Control Devices) stipulates that private roads travelled by the public must meet County codes.

Mr. Reilling also reviewed from his Report a number of repairs made by the road crew which have saved several thousand dollars for the Association.

IX. Unfinished Business:

- a) Motions Log (on-going). Tracking Nos. #364 and 316 will be deleted.

X. New Business:

- a) Consider Proposed Conflict of Interest Policy – The Board discussed the policy found in the current Bylaws. *June Conant moved to continue following the HPPOA Bylaws amended July 22, 2010 in regards to Conflict of Interest. Ken McGilvray seconded the motion. Vote in favor: Unanimous approval. Motion carried.*
- b) Request for Billing Clarification – The Board clarified that any single lot which has been split into two TMKs with two separate owners should be billed separately for road fees, each owing half the full amount.
- c) Amend the HPPOA Employee Handbook Version May 18, 2011. Two clarifications were made for the Handbook, as follows: 1) sick days will be counted from the 'anniversary' year; and, 2) sick time can be used for doctor's appointments in four hour increments.

- d) Proposed Options for Workman's Compensation & Temporary Disability Insurance – This item was considered during the General Manager's Report.
- e) Request for County to Deed Two Park Parcels to HPPOA – June Conant moved that the HPP Board request the County of Hawaii deed TMK 1-5-059-047 and 1-5-057-001 to HPP. Ron Vizzone seconded. Discussion ensued. Vote in favor: Unanimous approval. Elizabeth Weatherford was absent. Motion carried.
- f) Request from DOT – The Board agreed to provide the DOT with a list of residents and TMKs in increment one.
- g) Request for Speed Hump on Ala Heiau Rd. – Rick Henderson spoke in behalf of several residents to ask for installation of a speed hump on Ala Heiau Rd. due to the traffic from those who frequent the vacant lots at the end of the street. Elizabeth Weatherford made the motion to install the speed hump on Ala Heiau Rd. Dale Watson seconded the motion. Vote in favor: Unanimous approval. Motion carried.

He also asked for signage stating “No camping, No fires, HPPOA 966-4500”. The Board agreed to give the community permission to put up a sign on HPPOA property, if they are willing to pay for it.

XI. Communication & Correspondence:

- a) Senator Daniel K. Inouye – May 30, 2011, re: Mailboxes - acknowledges receipt of HPPOA letter.
- b) “Honolulu Star Advertiser” Article – July 10, 2011 – “...Power of Associations.”
- c) Mary Ann Simpson, Manager, Government Relations – Mailboxes. The letter indicated that the deficiency of mailboxes is due to persistent vandalism of mailboxes, and the requests for boxes are coming from land owners whose lots do not currently have approved County addresses. June Conant noted that Alton Uyetake, Postmaster, had responded that approved County addresses cannot be achieved until additional mailboxes are added and noted that due to budget cutbacks no additional mail handlers can be hired to fill the needs of more boxes. June Conant instructed Alton to augment the boxes at Shower Dr.

XII. Announcements:

- a) Next Board Meeting: September 21, 2011 at 6:00 p.m. in the Library.

XIII. Adjournment of Meeting: The meeting adjourned by general consent at 9:40 p.m.

Respectfully Submitted and Approved:

Denise Warner, Recording Secretary of Minutes

Date

Elizabeth Weatherford, Secretary

Date

Motions Log

June Conant moved to approve the Meeting Minutes of July 20, 2011 as amended. Elizabeth Weatherford seconded. Vote in favor: Unanimous approval. Motion carried.

Dale Watson made the motion to establish a Committee to investigate other options to create a park. Elizabeth Weatherford seconded the motion. Vote in favor: Unanimous approval. Motion carried.

June Conant moved to accept HMSA for another next year. Dale Watson seconded the motion. Discussion ensued. Ken McGilvray amended the motion to deduct 1 ½ % of gross wages to augment the plan. Francis Ganon seconded the motion. Discussion ensued. Vote in favor: Ken McGilvray, Francis Ganon, Margaret Stevens, Judy Sumter, Ron Vizzone. Vote against: Elizabeth Weatherford, Verne Presnall, Dale Watson, June Conant. Amended Motion carried.

June Conant moved to following the HPPOA Bylaws amended July 22, 2010 in regards to Conflict of Interest. Ken McGilvray seconded the motion. Vote in favor: Unanimous approval. Motion carried.

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