

**Hawaiian Paradise Park Owners Association
The Board of Directors Meeting on July 18, 2012
Minutes**

I. Call to Order: President June Conant called the meeting to order at 6:00 p.m. Quorum was established. The meeting took place in the Activity Center Library. Elizabeth Weatherford served as Secretary.

II. Roll Call:

- a) Board of Directors: June Conant, President; Merrill (Skip) McAlister, Vice-President; Joan Galante, Treasurer; Elizabeth Weatherford, Secretary; Verne Presnall, Terry Michels, Francis Ganon. Absent: Judy Sumter and Tom Nickerson.
- b) Guests: Derek Alatan, Leilani Bronson, Harold Ching, Dave and Teresa Cronister, Bruce Derrick, Michael Evans, Roger Hanson, Dick Koval, Heather McNeill, Evan Pfaff, David Smith Sematez, Bill Shattuck, Terri Shattuck, Kehau Spencer, Steve Stein, Samuel Toler, Jr., James Weatherford; also present, Scott Reilling, General Manager; Tommy Spencer, Roads Supervisor; and Denise Warner, Recording Secretary.

III. Approval of Agenda:

Elizabeth Weatherford moved to accept the Agenda as amended. Terry Michels seconded. Vote in favor: Unanimous approval. Motion carried.

IV. Owner Input:

- a) Derek Alatan – was informed that there is no further update on getting additional mailboxes.
- b) Dick Koval – asked for the Board’s assistance in preventing large groups from camping in a shoreline area bordering Shipman property.
- c) Samuel Toler, Jr. – spoke about the health hazards of exposure to PM2.5 fugitive dust.
- d) Leilani Bronson – cautioned the Board against creating a barrier to the shoreline which may conflict with Hawaii’s PASH law.
- e) Steve Stein – was informed that the Minutes are not a verbatim record of what is said.

V. Approval of Minutes:

- a) Board Meeting of June 20, 2012 – Joan Galante moved to accept the Minutes of June 20, 2012. Merrill (Skip) McAlister seconded the motion. Vote in favor: Unanimous approval. Motion carried.

VI. Committee Reports:

- a) Parks – No report was available.
- b) Paving – Francis Ganon noted that nothing can be reported publicly at this time.

- c) Road Traffic Safety – No report was available.

Treasurer's Report: Joan Galante presented a review of the Treasurer's Report and progress made on collections of overdue road fees.

Joan Galante motioned to set up a new savings account in which all money collected from accounts that are past past due will be deposited along with all extra burden fees collected. Funds in this saving account will be used for future paving projects. Terry Michels seconded. Discussion ensued.

Verne Presnall amended the motion to allow the savings account to also be used to create a walkway. Elizabeth Weatherford seconded. Discussion ensued. Vote in favor: Verne Presnall. Opposed: Francis Ganon, Merrill (Skip) McAlister, Elizabeth Weatherford, Terry Michels, Joan Galante. Motion lost.

The original motion was considered: To set up a new savings account in which all money collected from accounts that are past past due will be deposited along with all extra burden fees collected. Funds in this saving account will be used for future paving projects. Vote in favor: Unanimous approval. Motion carried.

Joan Galante moved to reimburse June Conant for her airfare expense to Honolulu to represent the Association at a meeting with the Dept. of Health, Clean Air Branch regarding their Notice of Violation for failure to control fugitive dust. Elizabeth Weatherford seconded. Vote in favor: Terry Michels, Verne Presnall, Joan Galante, Merrill (Skip) McAlister, Elizabeth Weatherford. Opposed: Francis Ganon. Motion carried.

<u>Construction Fund (available for paving)</u>	\$2,605,193.85
<u>Total Checking/Savings and Construction Funds</u>	\$7,140,740.13

- VII. General Manager's Report and Road Supervisor's Report:** Scott Reilling reviewed the monthly General Manager's Report and the Monthly Mowing Schedule. He noted that one more mile is left to pave on Phase IV. The Board authorized Mr. Reilling to start negotiations with Yamada for a quote to pave additional roads using the remaining funds. The General Manager and Roads Supervisor responded to concern raised over the route taken by staff in a truck who had been seen driving in the area.

VIII. Unfinished Business:

- a) Motions Log (on-going) – No updates were noted.
- b) Dust update – June Conant noted that a meeting has been set up in Honolulu with several key figures and the Dept. of Health for July 19th.
- c) New speed limit signs for Park entrances – Mr. Reilling reviewed two proposals for signs.

Joan Galante moved to approve purchasing the new signs from Safety Systems. Verne Presnall seconded. Vote in favor: Unanimous approval. Motion carried.

- d) Proposals to paint the Office and Activity Center floor – Mr. Reilling reviewed three proposals.

Terry Michels moved to discuss the proposals to repaint Office and the floors of the Activity Center. Elizabeth Weatherford seconded. Discussion ensued. Vote in favor: Unanimous approval. Motion carried.

Terry Michels moved to approve Dion Kawakami Building Services as the painter for the Office and the Activity Center floor. Elizabeth Weatherford seconded. Vote in favor: Unanimous approval. Motion carried.

- e) Street numbering signs proposal (Bruce Derrick) – In his absence, Mr. Reilling reviewed a price from Mr. Derrick for numbering the entire park for the sum of approx. \$750.00.

Joan Galante moved to allocate \$1,000 including tax and shipping to enumerate the entire Park with street number signs. Terry Michels seconded. Vote in favor: Unanimous approval. Motion carried.

- f) Lot consolidation update – It was noted that the court ruled that consolidated lots can be charged for individual fees.

- g) Collection policy - *Joan Galante moved to adopt the Accounts Receivables and Collections Policies. Terry Michels seconded. Discussion ensued. Vote in favor: Unanimous approval. Motion carried.*

- h) Traffic counters – Mr. Reilling noted that the traffic counters are not functioning and asked the Board to consider setting up a Committee to further this cause.

IX. New Business:

- a) County refuses to dedicate Maku'u Drive as a County Road – Mr. Reilling will request specifics on what issues need to be resolved in order to be adopted as a county road.

- b) Pay maintenance bill online through our web site – Mr. Reilling is investigating the possibility of setting up a system so residents can pay online.

- c) Boom Bash Committee – Leilani Bronson asked that the Board take over the event as a fundraiser, which is held the third Saturday of the month.

- d) Road material for maintenance – In Mr. Nickerson's absence, Mr. Reilling reported that due to the request to restrict scraping, no materials have been laid down. The Board discussed possible solutions. The Board agreed to return to scraping and 1 ½" base course until further notice.

- e) Resolution to transfer Coqui Fund to savings account for designated playground equipment at the Activity Center – *Elizabeth Weatherford resolved that Coqui Fund monies be transferred to a savings account for designated playground equipment at the Activity Center. Terry Michels seconded. Discussion ensued. Vote in favor: Unanimous approval. Motion carried.*

- f) Zumba-last night of the month class being offered free to the community - will the BOD provide any rate reduction? (\$15/class) – *Joan Galante moved to allow the Zumba class to have a free rental for the last night of the month to provide a free class to the community. Terry Michels seconded. Vote in favor: Unanimous approval. Motion carried.*

- g) Encroachment Agreement – Mr. Reilling noted that a house being sold on 31st has a rock wall which encroaches on the right-of-way. The Board authorized an encroachment agreement so that the property would be sold with an encroachment on to HPP land, with all costs being paid by the owner of the property.
- h) Eight Motions from Skip McAlister of Dist #2, VP regarding Conflict of Interest, Roberts Rules of Order and Committees –

Merrill (Skip) McAlister moved to continue to use Robert's Rules Revision 10 unless the Board at a later date finds it necessary to update to Revision 11. Elizabeth Weatherford seconded. Vote in favor: Unanimous approval. Motion carried.

Merrill (Skip) McAlister moved to adopt the combination of Article 5 (definitions), section 14 found on page 6 and Article 8 section 11 (Conflict of Interest) found on page 14 of the Bylaws. That these aforementioned sections combined, be the Conflict of Interest Policy for this current Board. Terry Michels seconded. Vote in favor: Unanimous approval. Motion carried.

The remaining motions regarding committees will be discussed after further review.

X. Communications:

- a) Maintenance request from Jonathan Santiago on RR Kaloli Dead End, loose gravel in front of Bruce's house is very dangerous – The Board asked the General Manager to mix it up with 1 ½" base course, wet it and try rolling it.
- b) Dust complaint from Carol Williams

XI. Announcements:

- a) Next Board Meeting: Wednesday, August 15, 2012 at 6:00 p.m. in the Library.

XII. Adjournment of Meeting:

The meeting adjourned at 8:15 p.m. The Board convened for Executive Session.

Respectfully Submitted and Approved:

Denise Warner, Recording Secretary of Minutes

Date

Elizabeth Weatherford, Secretary

Date

Motions Log

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