

**Hawaiian Paradise Park Owners Association
Board of Directors Special Meeting May 30, 2014
Approved Minutes**

Call to Order:

The meeting was called to order at 6:00 p.m. by President, June Conant.

Roll Call:

Board of Directors: June Conant, President, District 6; Verne Presnall, Vice President, District 7; Terry Michels, Secretary, District 3; Joan Galante, Treasurer; Judy Sumter, District 5; Bill Newman, Dist. 8; Bruce Derrick, District 2.. [Francis Ganon, District 1, and Dale Watson, District 9, were absent]

Guests: Scott Reilling, HPP General Manager; and Gina Stephens, Recording Secretary; Mayelin Stillwell, Doug Stillwell, Leilani Bronson-Crelly, Ken McGilvray, Kareen Haskin, Ron Haskin, Deborah Luce, Jeff Luce, Alexa Von Alemann, John Seastrom, Leslie Watson, James Weatherford, Elizabeth Weatherford, D. Stockton, Deborah Hillman, Kevin Sommerfeldt, David Pragen, Beth Evesong, Moani Pai-Paige, Dennis Wolfe, Sherri Carden, Janice Ashford, Roseanne McClean, Steve Crawford, Dennis Ashford, Landolf Keil, and Mary De Vincent.

Approval of Agenda: June Conant requested item #2 under New Business “Release of Association Communications & Documents be moved to Executive Session. Terry Michels requested April 16, 2014 minutes also be added to the agenda. **Joan Galante moved to approve the agenda as amended. Judy Sumter seconded. The motion passed unanimously.**

Approval of Board Meeting Minutes from March 19, 2014 and April 16, 2014:

Joan Galante moved to approve the March 19, 2014 Board of Directors Meeting minutes. Judy Sumter seconded. The motion passed unanimously.

Joan moved to approve the April 16, 2014 Board of Directors Meeting minutes. Verne Presnall seconded. The motion passed unanimously.

June Conant announced that Sherri Carden is a guest and will help with keeping track of time and keeping the board on task.

Owner Input:

Ken McGilvray requested copies of various signed contracts related to paving since 7/1/12 and the current clearing and grubbing contract. He gave a copy of his request to all board members.

Deborah Luce voiced her concerns regarding a possible “dump” in HPP.

Kareen Haskins is concerned regarding the dust on the unpaved roads and stated watering is not the solution.

Leslie Watson would like all roads made safe enough to ride a bicycle.

Alexa Von Alemann reports she is happy about the progress on the roads but is concerned regarding the “fiasco” with the waste dump. She recommends a lawyer review all contracts before signing them.

James Weatherford commented on the hard work the board does for the park given everyone volunteers their time and asked that members share the aloha.

Jeff Luce commented on how many intersections in the park are neglected and are hazards to drivers pulling out into traffic.

Debra Hillman reported she has been asking for a “No Parking” sign since December and wants to know when the sign will be put up. Scott Reilling responded “next week”, She supports a member vote on the green waste/dump issue.

Kevin Sommerfeldt protested Ivan Van Leer being added to the agenda at the last minute at the 5-21-14 board meeting.

David Pragen reported that his road is unsafe, hard to walk on, and impossible to drive a car or bicycle on it. He wants the board abolished.

Beth Evesong supports a member vote on the green waste issue at the June Membership meeting. She wants to know how HPP determines who gets the certified letter regarding clearing the easements?

Ron Haskins wants to know the status of the pile and whether HPP will have it cleared within the 90 day DOH requirement?

Leilani Bronson-Crelly requested information on what districts are open for appointees. The answer was district 2 & District 4. She also asked why minutes prior to 2009 are not on the website? Response was they are on the “cloud”. She requested board members answer questions posed by owners at board meetings.

Moani Pai-Page asked status of Fugitive Dust recommendations, especially in regards to the road testing materials. Bruce Derrick responded with proposed testing.

Committee Reports:

Community Action- Terry Michels reported the committee meets the second Thursday of the month in the library. The committee will present a power point presentation and Map at the June Membership meeting.

Paths Committee: John Seastrom reported they are still waiting on the letter from the DLNR to proceed with the hui perimeter path. Scott Reilling agreed to call them. The Operator’s Union has agreed to volunteer equipment and operators to do the path.

Road Testing: Bruce Derrick reported it will take 6-8 months before we get results on the Road testing.

Parks: Verne Presnall discussed the development of Carvalho Park and his research of park playground equipment around East Hawaii. He plans on taking a grant writing course at the University of Hawaii.

Road, Traffic, Safety Committee: Mayelin Stillwell continues to research land use attorneys. She discussed two HPPOA Safety Notification letters sent to owners, one dated January 2012 and one dated in April 2014. The first letter was approved by the Board. These letters were sent out regarding encroachment issues. She also expressed her concerns regarding areas already cleared and grubbed with the latest contract and would like Ludwig to complete the job.

Treasurer’s Finance and Committee Report: Joan Galante reported that the Finance committee meets the Thursday before the monthly board meeting.

Bank Balances as of April 30, 2014

Savings, Checking, Investment & Bond Reserves	\$5,114,644.19
Bond Construction (available for Paving)	<u>\$1,453,861.60</u>
	\$6,568,505.79

Bond Construction Final Phase Expenses Pending

Balance sheet @4/30/14	\$ 1,453,861.60
Pending Expenses	
Yamada-Retainage	\$ 4,029.10
Yamada- Paving Final Phase	\$ 1,345,144.58
Yamada-Shoulder Dressing (est)	\$ 17,300.00
Engineering cost (est)	\$ 5,000.00
Puna Rock- Road Grading	\$ 81,417.00
Ludwig Retainage	<u>\$ 5,980.00</u>
	\$ 1,458,870.68
Bal from Road Improvement svgs	(5,009.08)

.Joan Galante reported the committee discussed the DOH warning letter in their meeting because of the financial implications and Steve Crawford of the committee recommended requesting a one- time variance from the DOH to get rid of the waste. This led to much discussion about the issue and Scott reported he would be discussing this further under “Old Business”.

General Manager’s Report: Scott Reilling stated the report is in the packet and to save time board members could ask him any questions later.

Motions Log: Postponed to next month. June Conant and Judy Sumter to review motions from the past few months and update the log.

Old Business:

- Phase V Paving Update:** Scott Reilling discussed the one time exemption from DOH that Steve Crawford had presented earlier. Scott would like to use the green waste as fill for holes on the 20 acre parcels. Bruce Derrick gave Scott a list of repairs that need to be done by Ludwig. Scott responded with “there is still a “punch list” of items for Ludwig to complete before getting their final payment”
- Radio Repeater Update:** June Conant noted that Judy Houle of Neighborhood Watch announced the unanimous approval of the purchase of the Land Mobile Radio System. The Neighborhood Watch has agreed to donate \$2200 towards the purchase contingent on the HPPOA Board approving an additional \$2200. The Board reviewed the cost breakdown and agreed to matching funds.
Joan Galante made a motion to approve \$2,200 to go towards the radio repeater system. Verne Presnall seconded the motion. The motion passed (Bill Newman abstained).
- Review Exemption Letter for Green Waste:** Scott Reilling reported that his staff has been separating green waste from mulch and although there are no tipping fees for green waste, the logs and root balls have been rejected by the green waste facility. Bruce Derrick cautioned doing anything until letter is in hand from the DOH that an exemption/variance has been granted. Scott reiterated it would save HPPOA \$25,000 if the DOH grants this one-time variance. **Joan Galante made a motion to apply for a one-time variance/exemption regarding the green waste and Verne Presnall seconded.** There is no cost in applying for the variance/exemption. Terry Michels, June Conant, Verne Presnall, Joan Galante, and Judy Sumter were in favor. Bill Newman and Bruce Derrick were opposed. **The motion carried.**
- Review cost for Transferring Waste:** Scott Reilling stated that the new Board of Directors will vote on permitting a transfer depot at the July 16, 2014 Board of Directors meeting. He passed out a conceptual

drawing of the waste station with containers for green mulch material, large items (furniture) in a roll-out, metal recycling and tires. The cost of trucking each container is \$300 plus tipping fees.

5. **2014-2015 Budget Approval:** Joan Galante reviewed the 2014-2015 budget and noted there would be no increase in road fees this year. **Joan Galante made a motion to approve the 2014-2015 Budget and Verne Presnall seconded the motion.** There was discussion around the increase in tipping fees and shoulder maintenance doubling in cost. There is no longer a cost for The Conch because it is now online. **The motion passed** with Bill Newman and Bruce Derrick abstaining.

New Business:

1. 13th Street Petition: Pictures and petition from residents were reviewed. **Terry Michels made a motion to remove material on 13th St. Maku'u dead end and put down suitable material in its stead. Judy Sumter seconded and the motion passed unanimously.** Bruce Derrick requested the Board look at other roads with the same material on them.
2. **Release of Association Communication & Documents:** This item was moved to Executive Session as it pertains to a personnel matter.
3. **Select 2 Observers for Ballot Count:** Joan Galante asked the members for 2 volunteers on 6/5/14 to count the ballots for the 4 districts needing new directors. Kareen Haskins and Deborah Luce volunteered. There are two vacancies for board members in District 2 & District 4. Both are one year terms.
4. **Orientation Night for New Directors-** Wednesday, June 25, 2014: This orientation is a “meet and greet” of old and new board members @ 6pm in the library. This is not a business meeting.
5. **Morgan Stanley Investments Accounts Review:** Joan Galante presented a packet of alternative investment opportunities to the Morgan Stanley account. Right now we are paying more in fees than we accrue in interest. **Joan Galante made a motion to distribute the funds equally between the Home Street Bank Money Market account which pays .45% yearly interest and HFSFCU 2 -year Share Certificate which pays .75% yearly interest. Terry Michels seconded and the motion passed. Bill Newman abstained.**
6. **Cub Scout Pack 67 Request for Use of Activity Center:** Cub Scout Pack 67 requested use of the Activity Center during the summer at no charge. June Conant stated the scouts could do volunteer work around the park, such as help with the proposed path, etc. in return for the use of the Activity center. **Terry Michels made a motion to allow Cub Scout Pack 67 to use the Activity Center on the 3rd Thursday in June, the 3rd Thursday in July, and for the proposed Bike Rodeo (tentatively scheduled for 7/5/14) at no charge. Verne Presnall seconded the motion.** Bill Newman commented on the anti-gay agenda of the Boys Scouts of America. **The motion passed unanimously.**

The meeting was adjourned at 8:45 pm.

Respectfully Submitted,

Gina Stephens, Transcribing Secretary

Date

Terry Michels, Secretary

Date

Approved Motion Log of 5-30-14

Joan Galante moved to approve the agenda as amended. Judy Sumter seconded the motion. The motion passed unanimously.

Joan Galante made a motion to approve the March 19, 2014 Board of Directors Meeting minutes. Judy Sumter seconded the motion and the motion passed unanimously.

Joan Galante moved to approve the April 16, 2014 Board of Directors Meeting minutes and Verne Presnall seconded. The motion passed unanimously.

Joan Galante made a motion to approve \$2,200 to go towards the radio repeater system. Verne Presnall seconded the motion. The motion passed. (Bill Newman abstained)

Joan Galante made a motion to apply for a one-time variance/exemption regarding the green waste and Verne Presnall seconded. The motion carried. (Bill Newman and Bruce Derrick opposed)

Joan Galante made a motion to approve the 2014-2015 Budget and Verne Presnall seconded the motion. The motion passed. (Bill Newman and Bruce Derrick abstained)

Terry Michels made a motion to remove material on 13th St. Maku'u dead end and put down suitable material in its stead. Judy Sumter seconded and the motion passed unanimously.

Joan Galante made a motion to distribute The Morgan Stanley Funds equally between the Home Street Bank Money Market account which pays .45% yearly interest and HFSFCU 2-year Share Certificate which pays .75% yearly interest. Terry Michels seconded and the motion passed. (Bill Newman abstained)

Terry Michels made a motion to allow Cub Scout Pack 67 to use the Activity Center on the 3rd Thursday in June, the 3rd Thursday in July, and for the proposed Bike rodeo (tentatively scheduled for 7/5/14) at no charge. Verne Presnall seconded the motion. The motion passed unanimously.