

**Hawaiian Paradise Park Owners Association  
APPROVED - Board of Directors Meeting Minutes  
December 17, 2014**

**Call to Order:** President, BJ Mullenix, District 9, called the meeting to order at 6:29 p.m. Quorum was established. The meeting took place in the Activity Center.

**Roll Call:**

- a) **Board of Directors:** B.J. Mullenix, President (District 9); Dr. Jo Maynard, Vice President (District 5); Janice Ashford, Treasurer (District 7); Roseanne McLean (District 8), Moani Pai–Paige (District 6), Craig Crelly (District 3), Ruth Mizuba (District 2), Randi Larzalere, Secretary (District 4),  
ABSENT: Francis Ganon (District 1)
- b) **Guests:** Dennis Stockton, Chelli Larzalere, Bruce Derrick, Jim Tatal, Sheldon Lehman, Kyong Zehm, Kenneth Zehm, Kathy Tilton, Craig Crelly, Rodrik Thompson, Judi Houle, Jeff Luce, Al Horwitz, David Ratzlaff, Steve Crawford, Beth Evesong, Deboarah Hillman, Jackie Apigo

**Approve Agenda**

**Dr. Jo Maynard motioned to approve agenda. Roseanne McLean, 2<sup>nd</sup>. Vote: Yes-Unanimous. Motion carried.**

**Approve Minutes**

**Roseanne McLean motioned to approve the minutes of the 11-19-14 BOD meeting. Dr. Jo Maynard, 2<sup>nd</sup>. Discussion: minor corrections were made. Dr. Jo Maynard motioned to approve minutes as corrected. Roseanne McLean, 2<sup>nd</sup>. Vote: Yes-Unanimous. Motion carried.**

**President's Report**

The President, BJ Mullenix, introduced the new chair of the Albizia Committee, Randi Larzalere. The new chair of the Albizia Committee, Randi Larzalere, introduced Bill Buckley and Springer Kaye, the manager of the invasive species project of UH. (SEE ATTACHED HANDOUTS from the Presentation)

Albizia was one of the most commonly planted tress in forest reserves of Hawaii during the non native tree planting campaigns of 20<sup>th</sup> century. About 140,000 Albizia were planted across the state. They are fast growing, nitrogen fixing, found in forest up to 3,000 feet altitude. By the age of four, they produce abundant wind dispersed seeds that can travel great distance. They grow big and are expensive to take out; so, "don't let them get big" is one of the presenter's biggest advice. Keep a ground cover helps prevent them from growing. Community involvement and prioritization are key to success.

Rep Joy San Buenaventura and senator Russell Ruderman will be asking for funds for this. They will make a case for danger on private roads that are still an eminent danger, but no funds are available now.

Key is getting everyone involved and starting to chip away at the largest forest trees. A cutting and poisoning method was discussed using tiny amount of pesticide put into hatchet cuts around tree stumps of trees over 100 feet away from houses.

There was a small question and answer period followed by the announcement that January 22 from 1 to 3pm, at a to be determined location for the first meeting of the HPP Community Albizia control training will be starting and will continue on the 4<sup>th</sup> Thursday of every month. Please come and support HPP. Meet at HPP office for the meeting.

### **Interim GM Report – Dr. Jo Maynard**

This month:

- 58 Requests for service. 47 completed, 11 outstanding
- 4 stop signs, 5 speed signs, 1 blind hill sign and 8 signs on 28th have been placed
- 3 dead pigs and one dead dog were picked up.
- One ton of trash was picked up.
- A U-haul van, Lic. Plate #: 628TSA has been dropping appliances and refrigerators in HPP, which is costly for the community to have dumped trash constantly removed, so be on the look out for this vehicle and immediately report it, if you see them dumping trash in our community.
- 9 miles
- Scraped 8
- Spot dropped 7 miles of road
- Weed whacked boxes, intersections and a couple of apron potholes were filled
- A six foot sink hole on 3<sup>rd</sup> was filled

**Update on Road Barriers** for Lava Detour if Railroad becomes public thoroughfare: prices for the water filled 6 ft by 2.5 ft barriers if we have to buy the barriers ourselves, cost \$536 each with 6 needed across each road that would require blocking off. The iron man event gets theirs from police and county, but county doesn't want us to barricade, so they aren't offering HPP the opportunity to use them, if need, so a company that would lease them is being researched. Oahu may have some. Bruce Derrick located prices and has been doing a lot of this research.

**L road dead end:** The crew will be coming down to reclaim the easements as soon as the rest of the signs come in. thank you for time and patience.

**HPPOA Pest Control Problem:** Dr. Jo Maynard motioned to discuss pest control problem. Janice Ashford 2<sup>nd</sup>. Discussion: The office, Hui, Library have various pest issues, including roaches, fire ants and rats. Various remedies were discussed and have been attempted with failed results. Two bids

were discussed as submitted along with a third option within one of the bids with options. Terminex would do the fire ants at no extra charge in a one time visit to eliminate all pests in all locations for a total of \$598. They also offered an option of \$375 for an initial visit with \$150/quarter for maintenance.

**Ruth Mizuba motioned to accept the Terminex bid to address pest problems. Moani Pai-Page, 2<sup>nd</sup>.  
Vote: Yes- Unanimous. Motion carried.**

### **Treasurer's Report – Janice Ashford**

Finance Committee met on December 4, 2014 to discuss The Activity Center rental fees. The next meeting will be January 12, 2015 at 9 a.m. in the Activity Center Library.

### **Old Business**

The President, BJ Mullenix, answered questions submitted by owners from last meeting.

Three duplicate questions were received asking why the Road Traffic Safety Committee was disbanded. **Answer:** It was based on the following facts: The Board decided to disband it and it was not a unilateral decision on the President's part. It had been months since a report had been made as required per the bylaws for a committee to do and the Board hopes that the former chair of the RTS committee, Mayelin Stillwell, would consider joining the Fugitive Dust Committee to share her excellent skills with them now that the RTSC is no longer standing.

There had been three question regarding dogs lose in HPP and it was **Answered** that roaming or loose menace dogs should be reported to police. Also from now on all new homeowners will receive a letter in their packet about the rules on dogs.

Question regarding Sight lines: **Answer:** The line of sight is 150 feet from intersections. We have rock outcroppings that gives problems for some lines of sight.

Only owners in good standing will receive financial reports.

The traffic Counters will go back once the lava crosses.

Maintenance Shed bathroom doors security bars have been installed and welded.

CERT question will be answered in Janice Ashford's report tonight.

Dennis Stockton (District 5): The acoustic in this building or a few other things he cited including that it might be the cones in the speaker or the speakers themselves; so it is an unknown until they can get up to them to check them and they need a forklift or something to get to it. When he and another were doing the cable rerouting, they found two stand alone speakers in the attic, so he requested an okay to purchase two speaker cables at no more than \$30 total, in order to attempt to

test those stand alone speakers so that if they work, he can connect set them up for the Board use for the meetings in order to improve the troubled speaker situation.

**Janice Ashford motioned to allow Dennis Stockton to buy two cables to test the two speakers. Roseanne McLean, 2<sup>nd</sup>. Vote: Yes-Unanimous. Motion carried.** Two grounded power tables at \$8 each for office were also Okayed for purchase by him.

**Sheldon Lehmon:** Husband of Representative Joy Buenaventura had speakerphone to the mic for her owner input. Joy's been working with dept of transportation and has convinced them not to do the night work they were planning at Christmas, so it won't mess with holiday traffic. Joy informed the Board and HPP of her progress in trying to alleviate the traffic problems from the highway. In latest meeting she had with Senator Ruderman and Tom Fuller to bring ideas about in regards to what HPP is soon facing. The DOT knows how important highway 130 is, so they are taking into consideration gravel and cinder to compact it and see how much traffic and how much weight the lava can handle until it is cool. If or when the lava crosses, they hope to reopen highway 130 within one to two weeks after that, so Railroad, hopefully only used 2 or 4 weeks, no guarantee, but the plan is before the lava hits Railroad, they will have Highway 130 open. So that's the good news. As far as the construction on 130, that has been delayed to June of 2015. They are aware of the problems and the concerns we have so the contractor will stop at 3:30 pm. DOT has been fining the contractors who go past 3:30 each time they do that. But at least they are not working during the traffic hour because one to two hour delays to get to Hilo caused by them working right there on the merge. That is what we have right now. We are going to be meeting again. [INAUDIBLE DUE TO SPEAKERS-Mic-PHONE CONNECTION – **TRANSCRIBER NOTE:** ellipsis (...) indicate INAUDIBILITY] ....not sure about their promises, but...we all know we're having this huge problem on 130...they will consider a contra lane....that would be a fast solution and any other will be a delayed solution....another fast solution would be to have a traffic cop and could be implement so Greggor is going to talk to HPD about having one there at [INAUDIBLE DUE TO SPEAKERS] and to have that intersection that has no right turn on red sign will be added to prevent people from attempting to bypass [INAUDIBLE]... your legislators know the problem and are working on it...dong our best to get through the bureaucracy....next we'll try to get a harbor in lower Puna to bring some good into lower Puna....email if you have questions....Thank you very much.

**Chelli Larzalere** – Wants to start a park committee to create a park for HPP's children and community to come together. She wanted to ask how to start the process and is willing to do al the legwork to start the committee. She noted how wonderful it would be to have a park and has already done some research for help getting funding, so that there is no additional cost added to people living in the park. It was one of the questions on the questionnaire as most desired by the community.

**Rodrick Thompson** – Chairman of bylaws committee, which he noted was a committee of the General membership, not the Board. We have seven members – stated that he came as a courtesy, as opposed to a requirement, to give an Interim report of what they're doing. They have 9 proposals for

changes in the bylaws: two proposed and 7 pending. He added that his use of the term “approved,” in this case, meant the committee is ready to send to the general membership. One is in regards to “Resignations” needing to be in writing. Electronic writing/email was discussed as counting as relevant. The second bylaw change recommendation will be regarding that the Board must present proposals in plain language (due to that bond that was approved without all the audience understanding what was going on). Discussion about “plain English” discussed.

### **New Business**

**Activity Center Rental fee:** Janice Ashford, Treasurer, did an in depth study of income and expenses. There have been no rate increases for years. The average rate per hour has been 40 cents to \$15/hour. Each group was different. They want to make the rates more equitable to all the other groups so they suggest ratifying it to a straight \$10/hour. This rate change would not apply to any of the board committees who can still use the facility free of charge. **Janice Ashford motioned to change the Activity center rental fees to an hourly rate of \$10/hour except for senior groups and the two long-term for profit groups already renting the facility. Roseanne McLean, 2<sup>nd</sup>.** Discussion: The pre-existing, long-term renters for tai chi and the zumba group are “for profit” and already pay more than \$10/hour, so no rate change will occur for them. The Senior group is Government funded, so its rent will not be touched. All the others will pay the \$10 per hour rate: The Promises, Al-Anon, Kenpo, Lotus Hawaii, Puna Christian, the Swap Meet and the Neighborhood Watch Meetings (because they now recognize themselves as a separate, stand-alone, independent organization acting as a distinct entity, no longer affiliated with or in service to the Board of Directors as originally created). **Vote: Yes-Unanimous. Motion carried.**

**Office equipment:** Discussion postponed/tabled to next meeting.

### **Committee reports:**

**Dust control:** Tabled - Chair of the Dust Committee was not present to give a report

**Resignation of District 3 Representative:** **BJ Mullenix motioned to accept Chris Dasconio , district 3 representative’s resignation. Roseanne McLean, 2<sup>nd</sup> Vote: Yes-Unanimous. Motion carried.**

**Dr. Jo Maynard motioned to place Craig Crelly into the District 3 Representative position. Roseanne McLean, 2<sup>nd</sup>. Vote: Yes-Unanimous. Motion carried.**

### **Announcements:**

Next BOD Meeting: January 21, 2015

Next General Membership Meeting: Sunday, February 22, 2015.

**Adjournment**

**BJ Mullenix motioned to adjourn. Jo Maynard, 2<sup>nd</sup>. Vote: Yes-Unanimous. Motion carried.**  
Meeting Adjourned to an Executive session at 8 p.m.

Respectfully Submitted and Approved:

\_\_\_\_\_  
Susan Bambara, Recording Secretary

\_\_\_\_\_  
Randi Larzalere , Secretary

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**BOD Motions Log 12-17-14**

**Dr. Jo Maynard motioned to approve agenda. Roseanne McLean, 2<sup>nd</sup>. Vote: Yes-Unanimous. Motion carried.**

**Roseanne McLean motioned to approve the minutes of the 11-19-14 BOD meeting. Dr. Jo Maynard, 2<sup>nd</sup>. Dr. Jo Maynard motioned to approve minutes as corrected. Roseanne McLean, 2<sup>nd</sup> Vote: Yes-Unanimous. Motion carried.**

**Ruth Mizuba motioned to accept the Terminex bid to address pest problems. Moani Pai-Page, 2<sup>nd</sup>. Vote: Yes- Unanimous. Motion carried.**

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**BJ Mullenix motioned to adjourn. Jo Maynard, 2<sup>nd</sup>. Vote: Yes-Unanimous. Motion carried.**

