

**Hawaiian Paradise Park Owners Association
DRAFT – Special Board of Directors Meeting October 30, 2014**

I. **Call to Order:** The President, BJ Mullenix, called the meeting to order at 9:05 a.m. Quorum was established. The meeting took place at the Activity Center Library.

II. **Roll call:**

Board of Directors: B.J. Mullenix, President (District 9); Jo Maynard, Vice President (District 5); Janice Ashford, Treasurer (District 7); Roseanne McLean (District 8)

Guests: Beth Evesong, Kareen Haskin, Mayelin Stillwell, Frank Pustka, Bonnie Fithian, Barbara Kahn-Lager, Jackie Apigo, Ruth Mizuba, Sandra Collins, David Hertzberg, Kristy Harper, Terry Stratton, Gail Clark

III. **Approve Agenda:**

**Dr. Jo Maynard (District 5) motioned to approve the Agenda. Roseanne McLean (District 8), 2nd.
Vote: Yes-4, Unanimous. Motion carried.**

IV. **Approve Past Minutes:**

Dr. Jo Maynard (District 5) motioned to approve the 10-9-14 meeting minutes. Roseanne McLean (District 8), 2nd. Vote: Yes-4, unanimous. Motion carried.

Roseanne McLean (District 8) motioned to approve the 10-23-14 meeting minutes. Dr. Jo Maynard (District 5), 2nd. Vote: Yes-4, unanimous. Motion carried.

V. **Old Business:**

Road counters installed: bumps as come in and leave HPP. All are functioning. Thanks to Barbara Fithian for help reminding to get them set-up. Thanks to all the community for reminding and helping Board to keep up. **Janice Ashford (District 7) motioned to continue using the counter after the lava goes over the highway. Roseanne McLean (District 8), 2nd.** Discussion: Base count will be established and then keep the counter going until further notice and at least until the lava goes to the ocean and how many are using the roads. Zero out after lava crosses each highway to see the increase or data of cars as they occur. **Vote: Yes-4 unanimous. Motion carried.**

VI. **Owner Input:**

Beth Evesong (District 5)-thanks to board for all hard work. Questions to clarify, not criticize: What is status of website for posting about issues, committees and such?

Website is being worked on by a volunteer and property owner who is working for HPP-as we transition into our dot.net, the goal is to revamp the website and it is happening now, including photos to be posted on the sight. Things are being posted like today's agenda was and many

approved minutes. Emailing notification can be signed-up for meeting notifications, too. A person on west coast is working on the website re-vamp. Emails are for special meetings as well as e-blasts to keep community informed of all meetings, if people would like to sign-up for that e-blast notification. We couldn't get .com domain back because it's probably going to take some additional work to get back from being held hostage by former web server.

She asked re: Emergency road committee met with county, it was disbanded. Jerry Carr was chairperson. She wondered if it can it be re-banded.

It disbanded because they couldn't get anywhere with county so they hired a Mr. Yeh, a land use attorney

Asked Re: Nominating committee: more info needed to tell community how to join the board.

Info about that will be put on the website today. Looking at committees still viable and active so those openings for those committee will be put up on website as well. Office still needing mission statements, chair persons and members of some of the committees. There are quite a few committee formed lately and they need a good start to be recognized and start working.

Kareen Haskin: HR committee needs another person. She would like a committee for dealing with fugitive dust and she'd like to head up the committee because she's been researching a lot about it.

Dr. Jo Maynard (District 5) motioned to create a dust abatement committee with Kareen Haskin as Chairperson. Roseanne McLean (District 8), 2nd. BJ Mullenix (District 9), Dr. Jo Maynard and Kareen Haskin have volunteered to will be on it . **Vote: Yes-4, unanimous. Motion carried.**

Barbara Kahn-Lager -District 9 - lives down a dirt road at 5th/Maku'u dead end. 1) wanted to thank Dr. Jo Maynard (District 5), acting volunteer GM, for personally getting those road counters onto the road. The former GM could not address calling the manufacturers to help him make the counters work well and she's so grateful he's gone. 2) wanted to see an item about HAAS, (but it was under new business) – 2nd page of agenda says 2007 and she was on the committee to make sure that HPP has use of school and park parcels be used and HAAS was the most professional organization and they are awesome community parcels

Jackie Apigo – She noted a guest who was not an owner, but a renter, took the mic at last General membership meeting and that was incorrect procedure. Our financial statement was sitting on table at sign-in and she didn't realize that due to non-profit status, they are of public record for anyone in community to see, per the law. because her district 1 board member has not been present, she doesn't feel represented and wants to know if there's any final word from county regarding our roads?

She was informed that daily contact with the land use attorney is happening. Security tightening does need to be done at entrance of General membership meeting and from now on, the owners inputting will have to tell their district and name so that a double check occurs before they can speak.

Dr. Jo Maynard (District 5) motioned that only owners in good standing receive financial reports and get to speak at the General membership meetings. Janice Ashford (District 7), 2nd. Discussion: it's in bylaws that they must, by law, post the financials, but when we check in the owners, they will be verified to receive the packet and speak at owner input. **Vote: Yes-4, Unanimous. Motion carried.**

It was noted that the ballots have numbers – when they sign in they can put the paddle number on the sign-in to speak. People can pass around their paddles as was seen done and is illegal.

Paddles were missing and people are using old paddles, so color changes will occur. There are no proxies allowed, according to bylaws, but it was felt that some votes were proxy at the last meeting, so that will be better monitored to make sure doesn't occur either.

Ruth Mizuba – 1) usually there's water and cookies costing \$60 per meeting and she wants it discontinued. Why should HPP make the meeting nice for people. She could care less if people are hungry and the time of the meeting precludes anyone needing to be fed. Don't feed the community with her money! **Dr. Jo Maynard (District 5) motioned removing cookies and water at meetings. Roseanne McLean 2nd.** Discussion: an owner and former board member from audience noted it sounds cheap and mean because when people come to the general membership, there's always been something to sip and nibble because it's a long meeting and always it has been. It is plain kind hospitality and a long tradition.

Ruth Mizuba protested that 4 boxes of cookies were not used and she thought the cookies bought earlier that same day at Foodland were stale and she doesn't want funds spent. She could care less about the community stating: "it's a meeting and I don't want 60 bucks spent."

Roseanne McLean (District 8) noted that if members want to bring snacks to share or eat, that's okay, but it's on them to do so on their own.

The Treasurer, Janice Ashford (District 7) noted that the money for the snacks and water comes out of non-road fund money and there are only three general meetings per year.

One community member asked if they couldn't at least have water because the leftovers can be stored for HPP emergency committee that can be donated back or used at next meeting.

Another community member noted that she only comes three times a year and always eats the food and water, as well as brings her own – "what's three times a year?"

Ruth Mizuba was firm: "Not with my money! I want NOTHING FOR ANYONE served at all – period!" A Vote among the members present was taken: In favor of supplying cookies and water at the three general membership meetings per year: Vote: 6 -- Vote: Just water: 11---Vote: nothing given: 4
Serving Just water carried amongst those members present and polled.

Dr. Jo Maynard (District 5) motioned to provide water only for all General Membership meetings three times a year – Roseanne McLean (District 8), 2nd. Vote: Yes-4, unanimous. Motion carried.

Ruth Mizuba- continued on with her questions – can we bargain with county to continue access roads to Hilo and we could pave them?

It was noted that a land use attorney to address this issue.

David Hertzberg – District 4 – Why is there a thought that any negotiation can occur? It's a state of emergency, people's lives are in danger and it's eminent domain and once declared, the county will do what they want.

David Prager- District 8 – could we have a five min break at meetings, now and again, for people to go to restroom?

Frank Pustka – would like to see agenda changed that shows the listing of old biz on old biz items to keep track of what was going on in past and needs continued. it's in minutes, but outline form would be good.

BJ Mullenix noted that the Secretary duties include keeping a list of all that was passed or goes into old business. The previous Secretary was not doing that and we are working to implement that ASAP as well as get a new secretary.

Frank Pustka asked if anyone locally could do the website rather than from California?

The reply is that this web creator has been great so they wish to keep them.

Terry Stratton-district 5- part of HPP Emergency Action Committee – volunteer wants to make sure HPP has adequate things to help people and a place for people to come in emergency. Medical needs homeowners should have a flag or something in their driveway to flag people. We need more volunteers to make our goal of 100 volunteers. Medical emergency, life support needs, or medications are what we need to know so we can immediately help them. Due to HIPPA laws not specific, just generally e.g. Life threatening, etc.

Bonnie Fithian: Surveys came in with most wanting parks and schools. Kona has a lot of barricades when they do the ironman so maybe we could use some of those blockades on our roads for the emergency when it comes. Felt that Owner input should come at end of meetings because it would be better, so that business could be done first.

Kristy Harper – on 27th – Wanted more info about HAAS.

VII. New Business:

Arts and Science Center Usage of 20-acre parcel Road

Gail Clark – at 20th /Maku'u – District 7 – came a few weeks ago as a member of HPPOA and a resident 30 years. Agreed with HAAS not taking over hui 100%. She drafted written request to churches and other places to put the kids short term when they're cut off. People are passionate about the children and their work. HAAS is planning to stay on main campus as much as possible. Re: 20 acre parcels deeded for education in this community – asked to come here and answer any questions to her best ability. Asked for a school committee to be adopted. 20% of HAAS as well as many faculty and staff live in HPP. School committee needs reactivation because the need is real. Arts and science is our non-profit wing.

BJ Mullenix, President, District 9 noted that HAAS students gave the idea to save the utility poles from the lava –

Board member, Roseanne McLean (District 8) inquired who will pay for the building? School doesn't need 20 acres.

Gail Clark felt 14 acres would be good. Talk about a committee. We won't want to go over 15 acres as that starts other issues with State. We not going to bulldoze 20 acres old ohia.

Arts and science wing is speaking with funders to see about gaining the money to build. There was a conversation. 5 step process for state to allow capital improve funds on a leased property and we're researching that now. When Malama school was established there wasn't zoning issues. The need and space, process knowledge – portables were ½ million a piece via military outlets sources and she found them for 300k. We want to cut generational welfare and have our students equipped to join the community. State will only be in conversation if there's a 20 year lease.

Dr. Jo Maynard (District 5) motioned to establish a school committee with Gail Clark as the chair. (she will do it interim only – Dr. Jo Maynard volunteered to be on it). **Roseanne McLean, 2nd. Vote: Yes-4, unanimous. Motion carried.**

Board Member Roseanne McLean had to leave at 10:15 a.m.

Road Equipment –**Dr. Jo Maynard (District 5) motioned to buy the \$90,000 Case. BJ Mullenix, 2nd. Vote: Yes-3, unanimous. Motion carried.** Another bush cutter is needed. Showed a new one at about 85 to 90k New hauling 115k and second phase is 116k – this is a cutter to do the roads. We have a little Dixie and it mows, but for 134 miles of roads. A second bush cutter, which also mows is a lot to spend, but this is really desperately needed piece of equipment working. Pleading for a new cutter. Case first and then the arm comes with it. It is in our budget.

Frank Pustka-District 5 - Asked if cost of equipment has been costed against a firm doing it instead?

It was replied by Dr. Jo Maynard (District 5): this is the best way cost wise. It would behoove HPP to have this equip now and it won't take six months to get through the roads and back to start again. This is a safety issue in regards to the easements overgrown and against the rules.

Roseanne McLean (District 8) noted that Albizias needing to be cut and chip will cost \$8,000 on one lot, so imagine that times every single lot needing that.

Frank Pustka asked if a lawn company doing it would be cheaper than personnel, machinery and maintenance.

Dr. Jo Maynard (District 5): HPP can still do it for less than contracting a company. It's way costlier to hire out doing our roads.

BJ Mullenix (District 9) added that the main complaint received is roads need mowing, so we need this equipment to cut down more and to do it more quickly with a larger working machine.

Dr. Jo Maynard (District 5) added that the higher lips on the roads can also be serviced, so, we need it for road safety.

Temporary Road Closure - Monday starting November 3rd to 5th at 8 a.m. to noon, November 4th, and 5th --Maku'u closed right at 17th for a lot owner to cut down albizias.

VIII. Announcements:

There will be no more Thursday BOD meeting until further notice b.

The next BOD meeting will be November 19, 2014 at 6:00 pm

4 openings on board please submit candidate form

IX. Adjournment:

Meeting was adjourned at 10:25 a.m.

Respectfully Submitted and Approved:

Susan Bambara, Recording Secretary of Minutes

Date

Secretary

Date

Motions Log 10-30-14

**Dr. Jo Maynard (District 5) motioned to approve the Agenda. Roseanne McLean (District 8), 2nd.
Vote: Yes-4, Unanimous. Motion carried.**

**Dr. Jo Maynard (District 5) motioned to approve the 10-9-14 meeting minutes. Roseanne McLean
(District 8), 2nd. Vote: Yes-4, unanimous. Motion carried.**

**Roseanne McLean (District 8) motioned to approve the 10-23-14 meeting minutes. Dr. Jo Maynard
(District 5), 2nd. Vote: Yes-4, unanimous. Motion carried.**

**Janice Ashford (District 7) motioned to continue using the counter after the lava goes over the
highway. Roseanne McLean (District 8), 2nd. Vote: Yes-4 unanimous. Motion carried.**

**Dr. Jo Maynard (District 5) motioned to create a dust abatement committee with Kareen Haskin as
Chairperson. Roseanne McLean (District 8), 2nd. Vote: Yes-4, unanimous. Motion carried.**

**Dr. Jo Maynard (District 5) motioned that only owners in good standing receive financial reports
and get to speak at the General membership meetings. Janice Ashford (District 7), 2nd. Vote: Yes-4,
Unanimous. Motion carried**

**Dr. Jo Maynard (District 5) motioned to provide water only for all future General Membership
meetings three times a year – Roseanne McLean (District 8), 2nd. Vote: Yes-4, unanimous. Motion
carried.**

**Dr. Jo Maynard (District 5) motioned to establish a school committee with Gail Clark as the chair.
Roseanne McLean, 2nd. Vote: Yes-4, unanimous. Motion carried.**