

**Hawaiian Paradise Park Owners Association
APPROVED – General Membership Meeting Minutes
October 29, 2017**

I. Call to Order: President, Lori Laucik (District 5) called the Board of Directors meeting to order on October 29, 2017 at 3:06 p.m. Quorum was established. The meeting took place in the HPPOA Hui Activity Center.

Ground rules for the meeting shared.

II. Roll Call: (30 people required for Quorum)

Board of Directors: Lori Laucik, President (District 5), Ruth Mizuba, Vice President (District 2), David Roe, Secretary (District 9), Kathleen Shaw (District 3), Jack Oskins (District 4), Leslie Blyth (District 7), Larry Kawaaauhau (District 1)-in Audience, Chris Anderson, Treasurer (District 8)-*Jate*.
Absent: Patrick Murdoch (District 6)

Members:

Alexa Von Alemann, Barbara Robertson, Ada Motonaya, Brian Williams, Rosa Ahrens, Gerry Hay, Bridget Haley, Randi Larzalere, Ken McGilvray, Lori & Tom Laucik, Jane Walters & Floyd Branchfield, George Turner, Terri Stratton, Chris Anderson, Sally Yuen, Sheldonlee Clarose, Judi Houle, Bonnie Terry, Douglas Stillwell, Patrick Murdoch, Angel Vines, David Roe, Edward Perry, Debbie Walsh, Sandra Collins, Deborah Hay, Rosemary Brown, Wesley Sayers, Roy & Linda Broadgate, Mary Porter, Fran Calvert, Jeffrey Finley, William Eaker, James Vick, David Filing, Mary Cornish, Jeanne LaFrantz, Elizabeth Evesong, Rodrik Thompson, Nathan Vienna, Gail Ericson Madie, Jody & Albert Laura, Marta Campbell, Paul Scappechio, Craig Creilly, Randi Wold-Brennon, Thomas Brannon, Steve Crawford, John Suarren, Kathleen Shaw, Paula Willett, Bruce Derrick, Shawn Merrill, Cindy Hisatake, Sarah Prange, Parker Nicholson, Gerald Martins, Linda and Jeff Krum, Daylynn Kyles, Kathleen Booth, Louise Drollinger, Paula Simmons, Barbara Cryanero, Joy San Buena Ventura, Jennifer Gardham, John Seastrom, Roberta Tanner, Kerry Burrell, Ruth Mizuba, Debra & Paul Derbyshire, Myongshu Bolema, Anita Myers, Leon Stocksdales, Russell Ruderman, Deborah O'Leary, James Gray, Larry Kawaaauhau, LaVerne Cannon, Louise Teiseira (TRANSCRIBER NOTE: LT made a motion, but was not found on sign-in list furnished to Transcriptionist)

Guests: Don Morris/GM, Tom Yeh, Bill Walter, Tom McGovern, Christian Anderson, Peter Frost, Eileen O'Hara

NOTE: If Signature was illegible and there are multiple listed owners then the name on legal lot ownership roster was used and someone was officially checked in as a signatory for that named owner.

III. Approve Agenda

Peter Frost moved to approve agenda Alexa Von Aleman seconded the motion. Discussion of Items to remove, and add, for time. Peter Frost moved to amend the Agenda as corrected. Alexa Von Aleman seconded the motion. Steve Crawford wanted that motions be provided in writing be removed and that the note that questions were requested to be written for response, so as not to limit people being able to make motions at the last moment in the meeting and also to allow the board to reply to questions. Update on Park Committee added to Agenda. **Vote: Yes-57, No-2 Abstain-0. Motion carried.**

IV. Approve Past Minutes

Tom Laucik moved to approve the June 25, 2017 General Membership Meeting Minutes. Jeff Krum seconded the motion. Discussion: **Alexa Von Alemann moved that it be noted in the last meeting minutes that the Chair, Mr. Murdoch, stopped her from making a motion after her Equity Road Fee Committee report because it was not submitted in writing. Linda Krump seconded the motion. Vote: Yes-48, No-4, Abstain-2 Motion carried.**

Tom Laucik moved to approve the June 25, 2017 General Membership Meeting Minutes as amended. Peter Frost seconded the motion. Vote: Yes-61, No-0, Abstain-1. Motion carried.

V. Old Business (Part A):

- a. **Elect Members to Finance Committee (Bylaws, Article X, Section 2) – Membership** – The new President, Lori Laucik explained how the vote didn't happen at the last General Membership meeting in June due to the negligence of having it so far down on the Agenda because it was the only thing that was required by the Board to be done in June. When it came up on the Agenda at 6:12 p.m., after that meeting started at 3:00 p.m., there was no quorum for the election to occur. No motion to adjourn the meeting occurred either, due to lack of quorum. At the August Board meeting, the board voted unanimously to carry over the unfinished

business, per Robert's Rules to this General Membership meeting because failure to take care of this would deny the membership their right to vote according to the bylaws. This course insures the members have the right to vote, hence that happening now. The members who signed up to be on the Finance Committee are: 1) Shawn Merrill, 2) Bruce Derrick, 3) Steve Crawford, 4) Parker Nicolson, 5) Ken McIlvray, 6) Myelin Stillwell, 7) Jeff Finley, 8) Leonard Warden.

Rosie Brown moved to accept the members who signed up for the Finance Committee. Barbara Robertson seconded the motion to accept all 8 people who signed up on the list. Discussion: 1) Shawn Merrill, 2) Bruce Derrick, 3) Steve Crawford, 4) Parker Nicolson, 5) Ken McIlvray, 6) Myelin Stillwell, 7) Jeff Finley, 8) Leonard Warden. A member questioned if the vote should be done for each person individually. A member asked to hear qualifications for each. Craig Crely spoke and cited information per the bylaws that contradict the board's decision to have a vote rather than what the bylaws as read stated required that the remaining should appoint the additional people on to the committee by having the two seated finance committee members make those appointments for the committee as read into the record per the bylaws. This is only for 8 months and Mr. Crely noted that it should have been moved forward in the agenda at the time it was amended on the day of the meeting and therefore, the standing two committee members making the appointments should be done to follow the rules. To address this, the Board President stated that the board consulted attorneys to make sure to do this correctly and the opinion from them, which just came in yesterday, stated that it was important that the Membership have their voice and right to vote at today's General Membership meeting especially because it is a membership committee, so the entire membership must not be deprived of the opportunity to vote in order to remedy what occurred by the Membership not having been able to do so at the last General Membership Meeting. **Vote: Yes-69, No-1, Abstain-4. Motion carried.**

VI. President's Report – Lori Laucik (District 5)

The President stated that she has felt a tremendous amount of support by much of the membership and wanted to thank everyone for the positive words and emails that she has received. She stated that she had two goals when she ran for the Board, the first to help create a board that is transparent, makes decisions based on the bylaws and truly represents the membership. The second reason she ran was to make sure that the roads are maintained and improved.

She then introduced and announced the Board Members, including both new and continuing seats because that Introduction/Official Announcement also wasn't done at the last General Membership Meeting: Larry Kawauhau (District 1), Ruth Mizuba (District 2) Kathleen Shaw (District 3), Jack Oskins (District 4), Lori Laucik (District 5), Patrick Murdoch (District 6), Leslie Blyth (District 7), Chris Anderson (District 8), David Roe (District 9).

Leslie Blyth is the director over the HR committee and has a sign up sheet for members who are interested in being on this committee. The second board appointed committee they want to create is the policy committee to look at the current policies and resolutions to see which ones should be put on the website, so members can access them, if they have questions Resolutions support bylaws so having easy member access to them will be helpful to the membership for questions; however there's a lot of things that people might not really want to see. So, this committee would be to go through and look at everything in order to find what might be most important and of interest and help to the membership to have access to for their possible questions or reference.

The bylaws also indicate that we need to now create a nominating committee for the next elections that happen next March. The membership will need to vote on that later in today's agenda per the bylaws requiring that done in October General Membership meeting. No one had yet signed up for this committee, but there's still time to because this committee won't start meeting until after the first of the year. Please sign up because it's important for the membership to be involved.

Lastly, we propose and invite the membership to create a Membership Meeting committee. This committee would be made up of members to run the general membership meeting with input from the board. This is a membership meeting and the members have the right to run the meeting. If anyone is interested, the sign up sheet will be at the front and the membership will vote on it. If no one wants to sign up the board will continue to run the meetings, but the board wants to make sure the membership has the opportunity to run their meeting if they choose. It's a way for the membership to start taking back its membership. No one has signed up yet.

I do want to report that at the October board meeting the board voted to negate a previous board's vote to start imposing an extra burden fee to businesses January 2018. Although the bylaws do allow for such a fee, the board felt that there was no real plan in place for how to determine all of the business in HPP and how to enforce the fee fairly.

She went on to report that she received a call from councilperson Eileen O'Hara regarding the land that HPPOA has donated to the park has a time limit is coming up, so on Tuesday, November 1st, at 10:15 the county will be hearing testimony to extend that time, or it reverts back to HPP if it's not done in time. The President stated that it was her understanding that it's not up to the county, but to HPPOA, if they want to extend the land offering time to complete the park or not. So, if people want to be at the meeting to see if the plan should be extended or not because no vote was taken or approved by HPP to extend the land offer. Whether you're for or against it, please submit your testimony.

VII. Treasurer's Report – Bank Balances read into record by President because Treasurer was late.

Bank Balances as of the end of June 2017:

Total Checking, Savings, Investments and Bond Reserve:	\$6,860,983.28
Total Accounts Receivables:	\$2,334,952.54
Other Current Assets:	(\$848,772.42)
Total Fixed Assets:	<u>\$7,871,660.96</u>
 Total Assets:	 \$16,218,824.36
 Total Current Liabilities:	 \$2,359,418.14
Total Long Term Liabilities:	\$8,966,439.65
 Total Liabilities:	 \$11,325,857.79
Equity:	\$4,892,966.57
Total Liabilities & Equity:	\$16,218,824.36

An Accounts Receivable Retrospective Review Chart was also on the report available to all.

In fiscal year 2016-2017, the office collected \$543,000.00 in past due road maintenance fees billed out between the years of 1994 and 2016 along with the 2017 billing which the office collected of \$2,186,000.00.

For 2017, we increase road maintenance fees by 10%. This was the largest increase in road maintenance in the last 5 years yet we saw our lowest increase in outstanding Accounts Receivable during that same period. There were no write-off reductions to Accounts Receivable/Allowance for doubtful accounts (\$1,165,489) for bad debt in Fiscal Year of 2016-2017.

It is important to not that the July and January Bond Payments totaling \$1,269,632.00 for the fiscal year ending Jun 2018 must be paid out of the funds received in the fiscal year 2017.

Linda Krum moved to ask the Treasurer, Chris Anderson, to respond regarding why the “assets” on the report are noted as a negative number. Terri Stratton seconded the motion. Discussion: It was decided that answer will be posted on the website for speed. **Vote: Yes-72, No-0, Abstain-2. Motion carried.**

A member stood up and stated that she felt thanks were deserved to be given to the office staff for working so hard to get so many past due monies back. It is very much appreciated and applause ensued.

VIII. Committee Reports: (Chair to give 3 minute reports)

Bylaws Committee - Steve Crawford reported that the Chairman of the bylaws committee recently had surgery, so he was present instead for him. The Bylaws committee meets on the 2nd and 4th Thursday of each month from 5 to 7pm in the library, and they have signup sheets. It's a lot of work on our computers with suggestions on how to write things. We're in Article 8, Section 8-T. The next meeting will be starting Section 9. We have sheets for members to take and put down any suggestions they have for corrections, additions or what changes might be done to improve the bylaws. A suggestion box is also available in the office.

Equity Road Fees – Peter Frost – Chair – stated that the committee started in February. The committee was formed because he felt that those not on paved roads shouldn't have to pay as much as those with paved roads. We don't have a road so why are we paying off this loan? Yes, it should be paid off, but by those who have it. When we're getting other things, we'll pay for other things. The Equity committee would like to continue on the cement test strips that a past GM started. **Peter Frost moved to recommend to the board for them to consider continuing on with the cement test strip for one mile on 14th between Paradise and Maku'u. Alexa Von Alemann seconded the motion.** Discussion: Cost would be \$20/bag for a total of \$1,000. A member stood up and said that the membership should know beyond the discussion of equity in regards to how much who pays what for a road, it needed to be noted to the record that the road that Peter Frost is proposing be tested is his road. So any other road beside the road he lives on should be the test site. A huge discussion ensued including the suggestion that should it go through, it should be done on any road not 14th, since that's Peter Frost's own road. Alexa Von Alemann stated that she went to every neighbor of hers and Peter's where they live on 14th and she stated that they all said, “yes, lets continue” because the two tests done years ago were much better than anything happening today. We'd like one stretch from Paradise to Maku'u on 14th to see how it works. Peter Frost stated that it's easy and inexpensive, so people will want to do it to their own roads. A new board member asked to see a financial spreadsheet of the actual costs that could be presented to the board because just stating “it's cheaper” is not specific and the board needs to know what the Association is paying for from an actual licensed company. Peter Frost said that he was submitting a petition from everyone on his street and then a member stated that she lives on his road/14th and he didn't ask her to sign it, but she did agree that everyone paying the same amount of road fees when some have dirt seems unfair. Peter Frost then conceded that “it was everybody that he talked to” and not actually everyone on his road.

A member asked the board to do the research. Another mentioned that the effect of concrete on the equipment we have would be a costly thing to take into consideration. Another member stated that dirt roads actually take more maintenance than paved roads.

It was noted that Chip seal was for dust abatement. Once the bond is refinanced, a Board member stated that they will be doing more paving, but wanted to note that cinder does make a red dust that is unhealthy. It takes more to maintain dirt roads and it is like penalizing people who have a paved road. Someone else noted that if people drove slower and followed the speed limits that would mitigate the dust problem. Environmental impact of that dust is a concern. A member suggested having Peter Frost submit the paperwork with all the info to move forward on considering continuing on with the cement test. It was clarified that this motion is to just approve having the board look at it. The motion was restated for clarification as follows: **Peter Frost moved to amend the motion to that the board consider moving forward with continuing the cement test strip for one mile on 14th between Paradise and Maku'u. Mary Couch seconded the amended motion.** More Discussion: Alexa Von Aleman said it was cheaper. A board member asked for a printed out costing presented to the board. **Vote: Yes-46, No-28, Abstain-4. Motion carried.**

Mailbox Committee - Ruth Mizuba – They have been in touch with the West Coast Office of USPS and they have hit a rock wall because they can snowball us by simply not responding. She reported that HPP has about 2,200 mailboxes in the park and there is a need of more than 5,000. The mailbox committee was premature in sending out a request for \$150.00 per mailbox, so that everyone could have his or her own mailbox. She stated that at a membership meeting, it was voted down by people who have mailboxes, so although that is understandable, we are still in need of 3,500 mailboxes for all of those in the park who don't have one; therefore the mailbox committee is continuing on, they are continuing to me, she is the present chair and stated that her term ends in June, so the board will have to appoint a new chair for the committee, even though she stated she does intend to continue to volunteer on the mailbox committee and stay involved. She went on to state that they are attempting to get this USPS form, which is said states that if one fills it out when you move some place, it then informs the US Post Office of your residence, they are then obligated, by their rules, to deliver mail. She stated that as soon as she can get that form, they will make it available at the February General Membership meeting for everyone.

She went on to explain that we'd roughly 600,000 to 800,000 (if more than one person per household needs) mailboxes because the post office is going to the direction of having our physical address be our mailing address. That has already started happening in Pahoa and that is their plan for the future; therefore, we can't just put in a new set of mailboxes because it's not going to be inclusive of everyone on that street or in the park. That's the plan. Keaau is responsible for us and they have a highway contract for delivery that's managed out of Alabama, so they're not really in a position to know our wants and needs, but in February, what we'd like is to have the post office form that informs them of our addresses and our need for delivery. It's inequitable that only 2,000 of the 5,000 current residences/households have access to a box. She stated that although she does have a box as a longtime resident, but she is still willing to hang in with getting boxes for everyone because it is a dire community need.

A member asked if there had ever been any discussion about having a postal sub-office in the park? It was one of the options. Another said people who come in new should have to pay for a box. The need is for \$600,000 for all in the park to have a box. This is a community need and we've been beating our heads against the wall to get mail delivery here. Pahoa has nine postal delivery trucks that deliver mail door to door in Leilani Estates and other places.

Another member questioned whether everyone using the present boxes in the park and the chairman stated that the postal office has another not been forthcoming about that information either. They are aware that many or some who have mailboxes in the park don't live here. It's inequitable that if your neighbor turned in their mailbox key and you walk in right after, they'll give you the key your neighbor just gave in because the wait-list is worthless.

The USPS home delivery form is what we need and then once that's distributed, we as residents are just going to have to bombard the post office because, we few on the mailbox committee have just not been successful getting the USPS to work with us on this issue and it's not for lack of trying.

Someone from another subdivision spoke and stated that they just started putting in boxes as a cluster, then they charge the person \$150 for a box and then they put it up. It is linked to the person's street address and the post office just delivers the mail there.

PMAR – The new chair was not in attendance.

Finance Committee – Treasurer was not yet present, so the President, Lori Laucik, reported that the big thing, which the Finance Committee is presently looking into is refinancing the bond for January when that opportunity window opens. They had three quotes from different establishments and the Finance Committee recommended to the board one particular company, which they thought had the best rates and the best deal for putting it together. That will save the park about \$1.2 million of what we owe on that bond. It will also lower the payments on the bond to give us more money to work on the roads. About 60% of the money that has been coming in to HPPPOA has been going toward paying the bond and only 40% had been left for maintaining the road. So that is more money for maintaining the actual roads, keeping the roads maintained, and being able to pave the roads. This is why once that bond is refinanced we'll have more money coming in and be able to pave roads.

The board gave the go ahead to have that company do a more detailed bid, which they are now waiting on next.

Park Committee – Ruth Mizuba – Update regarding the 20 acres deeded over to the county for a park at 26th and Kaloli. There will be a hearing on Wednesday at 10:15 to support Eileen O'Hara in her request of an extension because if we are not in compliance with whole

plan in place, the whole park could be shelved and we'd have to start over. After a year of committee meetings, the plan was really good and complete, all the members contributed. Dog Park, walking park, concessions stands and playing fields, catchment, toilets, a comprehensive plan that will have to be completed over years. She was hoping people would come out and support the plan. The catch is that the county had \$300,000 for planning and zero for implementation. If it goes, then we will meet again and need a board person on the committee as the chair when she steps down – one member is willing to bulldoze down a walking path. Implementing a new provision to move forward in to the next increment will be needed.

A community member stated that many would give time and big machinery to help for just cost of fuel. The Chairman stated that the county has a provision for Friends of the Park. Why extend it to the county when it's our land and we can do it ourselves? Nothing has happened in 50 years. This is the beginning of a something. We deeded it to the county, but if anyone would like to rally private individuals to make this park happen that would be great. It was noted that there is a county park and the county said when this park is completed, they will be better able to maintain the other park of 7 acres. We need a porta-potty at that one and picnic tables and trashcans. The county has done nothing for our other park.

Community Resource Report – Judi Houle was out with illness so no report was availed this month.

X. Old Business (Continued as Part B) – Lori Laucik – The road status update: Chip Seal Phase 1 is done. There is one mile to go, but at this point it has been put on hold pending a recommendation of the Finance Committee to discontinue working with Triple K due to issues with their business license. The Finance Committee was not able to bring this to the October meeting because the Chair didn't show, but it will come to the November meeting. In the meantime, it's been put on hold. Before Phase 2 starts, we are researching other options for dust control other than chip seal, which isn't really meant for dust control. They're looking for something more cost effective and environmentally friendly.

They are in the process and will have the finance committee review different options and then make a recommendation to the board. We are also in the process of getting three bids for the striping of the main roads. She spoke to the GM that morning, and two of the three bids have still not responded and it's been very difficult to get the third bid thus far. When those bids do come in, they will be given to the Finance Committee to recommend which company so we can move forward with getting those roads restriped because of the danger and need for safety first.

The finance committee will be looking at the upcoming Grasshoppers contract renewal and will not be recommending the company continue doing the main roads due to their not appearing to have a valid business license.

XI. New Business

a. Elect Membership Committees:

Membership Meeting Committee: No one signed up.

Nominating Committee: Two names were on the nominating committee.

b. DOH – Update – Lori Laucik – The association was fined on 2-27-17 for \$7,400. The board has been working with our Attorney, Tm Yeh, and the Attorney General's office, to attempt to get the fines removed. We are close to an agreement, which includes a plan to seal the roads for dust, setting up a hotline log for owners to call, if they're having any dust issues. We need to have a response process in place that includes a reasonable response time. The DOH fines are complaint driven and the more legal fees and fines we incur, the less money we have to work on our roads. We need to work like a community to keep this out of the hands of the DOH and keep from getting these fines. The DOH will be referring people that call them to our hotline, so we have a chance to address the concerns. The DOH will monitor the logs and responses to make sure the complaints are being addressed. Nothing is finalized, but we no that whatever happens they want the hotline and they don't want the calls going to them anymore. They want them coming to us, and us dealing with them, so we want to make sure the membership knows that's going to happen. She is hoping that with their working on the hotline now, that by the time the mailer goes out, they hope to have the Hotline number and info about what to do. Complaint driven, we don't want the money going to fines and lawyers. We want the money to stay here and work on our roads. We need to figure out as a community how to get it done.

Owner's Input (moved up in the Agenda-the rest of New Business will continue after this section):

Peter Frost – Regarding the health department complaints – I made most of those because in the last three years the stuff dropped on our roads is the cause of the dust. The red cinder was never as bad. I've been here 18 years. The potholes we have with this rock is worse than it was, check 13th and 14th to compare the two. I was complaining for years about them doing an illegal bylaws change. Board after board wouldn't listen to me, so I went to court in July against HPPOA and won. The board should refund the people with consolidated lots because not all roads are equal. Some people pay more, but didn't get what they paid for and, so we shouldn't be

paying off the bond. In the lawsuit, after boards ignored my complaints, I sued the last board because they didn't listen, so I hope they do the right thing like voting down that other fee change for some people and not others, and that they reverse the bylaw saying we do this for the bond, so that the bank is not dictating how their bond is paid back. I moved here to farm. We have a park on the beach, so what do we need another park for from the county when they don't take care of the one they have now? I've watched board after board not pave, but I want to give kudos to this board here for stepping up and squashing that proposed road burden fee for businesses because it's going to save us all a lot of money in litigation.

Alexa Alemann – thanks to new board members and say that we should all work together. Please drive down 14th to see the sample test roads that are already there. We have to fix the potholes right the first time, rather than continually repeating fixing them in their state now. Dirt roads cost more because we treat them badly. We dump the same stuff and it never works. Take a drive and lets hope we can accomplish something together.

Ken McIlvray- thanks to board for putting in such long volunteer hours. Would like to know when the web site board minutes of August 16 and September 20 will be posted? They should be available within a click, so he stated that he blames the GM since the GM controls the staff and those minutes should be on the website. **[NOTE/POINT OF INFORMATION: SEPTEMBER BOD MEETING MINUTES WERE NOT APPROVED AS OF TODAY'S GENERAL MEMBERSHIP MEETING]**

Mr. McMinimy – Gave thanks to his district representative for standing by him and getting him a voting paddle for first time in three years. Wanted to file a motion of lack of confidence, which he said was a statement from some owners for their lack of confidence for the GM. **Mr. McMinimy moved for the board to explore replacing the General Manager with an individual or agency competent in the complex issues of HPP with skills to include the management of HPP, supervision and development of road maintenance and an ability to positively deal with the board and ownership of HPP. Louise Teiseira seconded the motion.** Discussion: Mr. Minimy explained his personal desire based on his four meetings with the GM. He felt he'd been lied to in the requesting of records and a schedule of when people are working on which roads. He stated that he felt belittle and bullied in his efforts to make a presentation at a board meeting. Further discussion ensued regarding concerns of replacing the GM and not being able to replace him with someone as good for the price we offer. A discussion of the motion itself. Some want to spend more for a GM who makes sure water truck driver is licensed. He stated that he since he's not the manager, and although he was wrong for losing control at another meeting, the GM is not allowed to talk disrespectful to owners no matter what. At will, or not at will, discussions about fire and the more things said now as you're proposing the firing of an employee is hanging us out there as a vulnerable body because this is an at will state, but all these comments are now out there, so like the last firing still hanging over our community, we will be out a General Manager, a road supervisor, and another employee. There is a lawsuit looming. Please be cautious. The President stated that we as a membership can't be afraid of doing what we're doing to get business done correctly. **Vote: Yes-36, No-5, Abstain-17. Motion carried.**

Terri Stratton: **Terry Stratton moved to recommend that the board post unapproved meeting minutes on the HPPOA website when received from the recording secretary. George Turner seconded the motion.** Discussion: They are to go up within 10 days. It was also noted that the Equity Road Committee wants their minutes to be put up. **Vote: Yes-58, No-1 Abstain-1. Motion carried.**

Doug Stillwell: Regarding the road striping. I work at night and come home in the night and it's very dangerous. Heard no estimates about road reflectors in the estimates for road striping and wanted to ask the board to add reflectors to that quote as well as make sure that a licensed contractor is checked for accountability and used for that bid and job.

Leilani Bronson-Crelly: Called for quorum count to assure you can continue – 42 counted.

Leilani Bronson-Crelly moved - Aloha I move that the HPPOA membership form a steering committee to address the process of becoming a Regional Town Center, as defined by the Puna Community Development Plan, which is codified law in the County of Hawaii [UNIDENTIFIED WOMAN] seconded the motion. Discussion: In the Puna Community plan of 2008 and the next planning occurs in 2018. There are three designated regional town centers, which include Pahoehoe, Keaau and Hawaiian Paradise Park. This is a lengthy process and would involve a lot of community input and development. We'd also end with a lot of non-lot owner input, the county's input from a non-owner perspective, but we do have online a Master Plan and we have in the audience one of the primary spears person on developing our master plan. What's found on the web is very comprehensive, so I'm only focusing on the regional town center and very simply that could be taking one of these 20 acre lots an putting in something, a post office, a place to get eggs, produce and supplies or a place to get a mani-pedi, et cetera. We recently lost a possible projected income revenue at the last board meeting, which would have allowed a revenue stream and although poorly planned might have be reworkable, but it's gone. Developers could come in and we could own the master lease on a development that's ours and develop it to see where it goes. This is why I speak strongly against the county extending a lease on that 25th and Kaloli site where the county park is proposed because that is a prime property and that county park could go anywhere, we have other locations. A regional township would take years, and probably as exciting as watching paint dry, but it's our community.

Question about the 20-acre parcel restrictions. It was explained that we are only designated to have park and educational use, but there is a process for changing the zoning. This steering committee would have to be involved with the community development action plan. It's a land use matter and can go through state land use because of its size, which we could initiate.

Dissenting comment about commercial use references in the bylaws. Comment regarding the past master plan survey in which people clearly stated that they wanted a post office. **Lori Laucik restated the motion and Bridget Haley seconded the motion. Vote: Yes-18, No-22, Abstain-9 Motion did not carry.**

Mary Couch: regarding article in paper and people need to think about giving away that size of land to the county. It's prime real estate, so if we have the ability to develop it in the future, if our bylaws change to allow us to development that, it's the best place to do it, so maybe not make a park. This meeting at Hilo on the first will be at 10:15 at the Aupuni center. It's a big deal, if that park goes in, then we won't be able to do the building center if we could do it later.

LaVerne Cannon – belongs on regular sign in sheet not comment sheet...

Bruce Blyth moved that the HPPOA Membership authorize the Board of Directors to hire a Forensic Accountant for the purpose of conducting a forensic analysis on any and all Association finances. Sandra Collins seconded the motion. Discussion: He stated that almost a half million dollars has already been spent on Chip seal but then stated he doesn't know what's been spent so he wants exact numbers. Felt the roads have been neglected for two years. Stated that he has asked the GM for accounting of the expenses, but claims no accounting given to him. A member stated that it can easily cost an upwards of \$100,000, but if we do it, we should go back to 2007 when the bond was taken out for us to understand why we've been given this debt. Peter Frost suggested just calling the IRS to get a free one. **Vote: Yes-46, No-0, Abstain-0 Motion carried.**

5:44 p.m. Chris Anderson (District 8) arrived.

Quorum counted at 5:49 p.m.: 37 present - Quorum held, meeting continued.

Sandra Collins: This is the first board that has ever convinced me in following the bylaws – thank you!!

c. Lot Zoning/Usage – Lori Laucik – Regarding lot owner usage, the board only has authorization over roads in HPP. If any lot owner has an issue with a lot owner that has a business that shouldn't be there, a base yard that shouldn't be there, anything that they're doing, the board and the Association has not control over that and no say over that, you have to go to the Planning Department to deal with that because they would say we have no authorization over those types of things and the lot owner would have to contact them. Roads only for our Association.

d. Lawsuit Report – The President, Lori Laucik reported that, as far as she knows, there is still an ongoing lawsuit with terminated employees and she stated that she was not sure where we are with that because she reported having trouble getting to see the information. There's a lawsuit with a lot owner and we are waiting for the Judgment, then hear from our attorney, to see if we are going to appeal, and then that information will be shared further as to what is happening, lastly, there is the ongoing issue with the DOH, which I spoke about earlier.

XIII. Presentations:

- a. **PMAR Survey** – passed on earlier – Christian Anderson was not present, but a member, Mary Couch, asked to speak and she stated that she attended the connectivity meetings to find out what they are trying to do to our subdivision. She reported that the Connectivity people do not have our community's best interests at heart, so she was encouraging people to start attending those meetings because they're talking about the fact that all the politicians from the Mayor on are all on board with connectivity and it's going to go right through our subdivision.
- b. **Equity Road Fee and Paving Techniques** – Peter Frost spoke instead of Alexa Von Alemann – we did a test road on 14th very inexpensively, 15 years ago, and it's still good. All we need is Hawaiian cement and water. The cement has no dust once dry. Not all roads are the same.

XIV. Announcements

1. **Next Board of Directors Meeting: Wednesday, November 15, 2017 at 6 pm**
2. **Next General Membership Meeting is Sunday, February 25, 2018 at 3 pm**

XIV. Adjournment

Linda Krum moved to adjourn. Alex Von Alemann seconded the motion. Vote: Yes-Unanimous. Motion carried. Meeting adjourned at 5:57 p.m.

Respectfully Submitted and Approved:

Susan Bambara, Recording Secretary

David Roe, Secretary

Date

Date

General Membership Meeting Motions Log 10-29-17

Peter Frost moved to approve agenda Alexa Von Aleman seconded the motion. Vote: Yes-57, No-2 Abstain-0. Motion carried.

Tom Laucik moved to approve the June 25, 2017 General Membership Meeting Minutes. Jeff Krum seconded the motion. Discussion: Alexa Von Alemann moved that it be noted in the last meeting minutes that the Chair, Mr. Murdoch, stopped her from making a motion after her Equity Road Fee Committee report because it was not submitted in writing. Linda Krump seconded the motion. Vote: Yes-48, No-4, Abstain-2 Motion carried.

Tom Laucik moved to approve the June 25, 2017 General Membership Meeting Minutes as amended. Peter Frost seconded the motion. Vote: Yes-61, No-0, Abstain-1. Motion carried.

Rosie Brown moved to accept t he members who signed up for the Finance Committee. Barbara Robertson seconded the motion to accept all 8 people who signed up on the list. Vote: Yes-69, No-1, Abstain-4. Motion carried.

Linda Krum moved to ask the Treasurer, Chris Anderson, to respond regarding why the "assets" on the report are noted as a negative number. Terri Stratton seconded the motion. Vote: Yes-72, No-0, Abstain-2. Motion carried.

Peter Frost moved to recommend to the board for them to consider continuing on with the cement test strip for one mile on 14th between Paradise and Maku'u. Alexa Von Alemann seconded the motion.

Peter Frost moved to amend the motion to that the board consider moving forward with continuing the cement test strip for one mile on 14th between Paradise and Maku'u. Mary Couch seconded the amended motion. Vote: Yes-46, No-28, Abstain-4. Motion carried.

Mr. McMinimy moved for the board to explore replacing the General Manager with an individual or agency competent in the complex issues of HPP with skills to include the management of HPP, supervision and development of road maintenance and an ability to positively deal with the board and ownership of HPP. Louise Teiseira seconded the motion. Vote: Yes-36, No-5, Abstain-17. Motion carried.

Terry Stratton moved to recommend that the board post unapproved meeting minutes on the HPPOA website when received from the recording secretary. George Turner seconded the motion. Vote: Yes-58, No-1 Abstain-1. Motion carried.

Leilani Bronson-Crelly moved that the HPPOA membership form a steering committee to address the process of becoming a Regional Town Center, as defined by the Puna Community Development Plan, which is codified law in the County of Hawaii [UNIDENTIFIED WOMAN] seconded the motion.

Lori Laucik restated and remade the motion. Bridget Haley seconded the motion. Vote: Yes-18, No-22, Abstain-9 Motion did not carry.

Bruce Blyth moved that the HPPOA Membership authorize the Board of Directors to hire a Forensic Accountant for the purpose of conducting a forensic analysis on any and all Association finances. Sandra Collins seconded the motion. Vote: Yes-46, No-0, Abstain-0 Motion carried.

Linda Krum moved to adjourn. Alex Von Alemann seconded the motion. Vote: Yes-Unanimous. Motion carried.