

**Hawaiian Paradise Park Owners Association  
APPROVED – Board of Directors Meeting Minutes  
September 21, 2016**

**I. Call to Order:** President, Craig Crelly (District 6) called the Board of Directors meeting to order on September 21, 2016 at 6:09 p.m. Quorum was established. The meeting took place in the HPPOA Hui Activity Center Library.

**II. Roll Call:**

**Board of Directors:** John Rudolf (District 4), Ruth Mizuba, Vice President (District 2), David Pettijohn, Treasurer (District 8),  
Randi Larzalere, Secretary (District 6), Larry Kawauhau (District 1), Dr. Jo Maynard, (District 5), Floyd Branchfield (District 9), Richard Solie (District 7) **Resignation Tendered:** Craig Crelly (District 3),

**Guests:** Bruce Derrick, June Conant, Steve Crawford, Judi Houle, David Prager, Dennis Stockton, Beth Evesong, Stephen Hanks, Dennis Stockton, Ken McGilvray, Terri Stratton, David Prager, Jane Walters, Linda Richards, Don Morris-GM

**III. Approve Agenda - John Rudolf (District 5) moved to approve the Agenda of September 21, 2016. Richard Solie (District 7) seconded the motion.** Discussion: A Board member requested the Board go into Executive Session for a discussion regarding Personnel and although Board members were hesitant to adjourn for a quick Executive session before the BOD Meeting, it was conveyed that the issue was of import and important that all members would be able to be in the Executive session because time was an issue. **Vote: Yes-9, Unanimous. Motion carried.**

**IV. Approve Past Minutes**

**John Rudolf (District 5) moved to table the Board of Director Meeting Minutes of August 17, 2016. David Pettijohn (District 8) seconded the motion. Vote: Yes-9, Unanimous. Motion carried.**

**V. President's Report** – Craig Crelly read the following report into the record: I said that I would resign after the arbitration was done and I am weary of these constant attacks that are not meant to improve this Association; but, rather, threaten it's very existence. Many lot owners cannot afford to pay road fees, much less the cost of legal fees that come with these attacks. It has cost us approximately \$32,000 of your money to fight these issues in arbitration. You should not have to pay for this. The people that filed it should pay you back. This issue [brought against HPPOA] was nothing but a waste of time; therefore, at this time, I am tendering my resignation, effective immediately. It has been a pleasure serving many of you, and frustrating trying to deal with others who can never be happy. Thank you and good night.

***Vice President, Ruth Mizuba (District 2) stepped up to preside over the meeting.***

**The Arbitration is complete and HPPOA was not found at fault. Everything in the Disposition was found to be in favor of HPPOA.** That leaves us with the bill for the arbitration, which will be discussed. The disposition will be distributed to the Board via email in the coming week, and accompanied with the research findings in regards to making those who brought the arbitration against HPPOA pay the fees for the \$35,000 it cost the community to fight that arbitration.

**VI. Treasurer's Report** – David Pettijohn: - 1) The Finance Committee was not able to meet on September 13, 2016 due to the Hui being closed for maintenance repairs. They will meet monthly, until some review standards are in place for the finances, until the committee feels comfortable to move it to a quarterly or three times a year. 2) Current members he has on record: Ken McGilvray, Steve Crawford, June Conant, Chris Stark, Bruce Derrick, Richard Solie, Shawn Merrill, Jo Maynard, David Pettijohn, Treasurer and Chair.

We request the presence at the Finance Committee meetings of the GM, Don Morris, and Marcella Cani, the full charge Bookkeeper. She'd be required only until they get everything figured out. They will then move forward. 3) Audit of FY 2015-

16 is currently under way and results will be available at the next Finance Committee and Board of Director meetings. 4) They are up-dating credit cards to reflect current employees. 5) Board is currently evaluating the purchase of a new truck. A five-year plan with expected capital purchases over the next five years from the GM would be helpful for evaluation process. 6) Questions regarding the debt service load related to the Road Bond has initiated some relevant question regarding if the Association has the ability to renegotiate the interest rate, but keep the pay-off date the same. Attorney at Law and Bond Counsel Ted H.S. Hong has been contacted and the Treasurer will report back to board further information as it becomes available. 7) Collections for August: Past-past-\$9,999.39, Past-\$9,124.64, Current-\$31,103.50 8) Major account balances are forthcoming.

**VII. GM Report – Don Morris** – We have started working on cutting back the intersections for line of sight on the main roads. They have done Shower, Kaloli and have started on Paradise. When they are finished with all the main roads they will go back to Shower and start again making the line of sight wider and longer.

We have finished digging out the oil contaminated soil behind the Shop per the Department of Health and now await tested samples sent to the lab for results about whether we were able to get all the oil out of the ground before we ship the soil to the contaminated waste area on the other side of the island, and then we will fill back in the hole

Grasshopper's has finished cutting back the albizia trees on the Association property at 14<sup>th</sup> and Kaloli. Mr. Gonzales is very happy.

Equipment: We have sold the Toyota Pre-runner truck for \$2,500.00. We have purchased a new F-250 truck for the shop. This truck should last at least 10 years or more. We are still waiting to fix the grasshopper mower. They sent us a new flywheel, but it was manufactured incorrectly, so we are awaiting another one to be made. The grader is back up and everything else is running at this time.

Dust Abatement: The oil shipments were delayed and back up because of the past storms. Our oil should be here by Thursday. All we need is some dry weather and we can get 26<sup>th</sup> - Maku'u to Kaloli, Chip sealed.

Mowing: Grasshopper's continues to mow the main roads. Road crew mowed 81 miles of roadway easement.

Dropped and rolled:	10 miles
Gravel, graded and rolled:	15.5 miles
Rubbish pick/up:	2.25 tons
Dead animals:	None
Trees removed:	10 areas of trees

Road Maintenance requests:

Total requests:	109
Total resolved:	78
Total unresolved:	31

Safety Report: No accidents or injuries for the past 26 months. ~ Thank you for your support.

**John Rudolf (District 4) moved for the Board to enter into Executive Session. Dr. Jo Maynard seconded the motion.**

Discussion: They need to vote on the Seniors Thanksgiving. They will re-adjourn back to the Board meeting. It is to be a short executive session. **Vote: Yes-7, No-0, Abstain-1 (Floyd Branchfield). Motion carried.** Board meeting adjourned to Executive Session at 6:35 p.m.

**[NOTE: Ruth Mizuba (District 2) acting as Presiding Chair of the meeting did not vote as is an option per Robert's Rules for Chair of the meeting to not vote except to break a tie]**

Board of Directors Meeting was called back to order at 7:59 p.m. Roll call occurred.

**Randi Larzalere (District 6) moved to amend the agenda under New Business with the addition of a #5 Appoint the new Board President. John Rudolf (District 4) seconded the motion. Vote: Yes-8. Unanimous. Motion carried.**

**Candidate Nominations:**

**Richard Solie (District 7) moved to nominate John Rudolf (District 4) as President.**

**Larry Kawaauhau (District 1) nominated Randi Larzalere (District 6) as President.**

**A Secret Ballot was done. Votes were as follows: John Rudolf (District 4)-5, Randi Larzalere (District 6)-3: John Rudolf is the new Board of Director's President.**

Larry Kawaauhau (District 1) left for work at 8:05 p.m.

John Rudolf (District 4) made a humble acceptance and was sworn in by taking the HPPOA Oath of Office.

Ruth Mizuba (District 2) continued to preside as Chair to complete this evening's meeting.

**VIII. Committee & Community Resource Reports**

**Committee Reports: none.**

**A Community resource report** was given by Judi Houle –The next Fire ant workshop will be Saturday, October 29, from 9 to 11, at the HPPOA activity center. Every month they have training sessions in the field. They've done 3<sup>rd</sup>, 5<sup>th</sup> and 9<sup>th</sup> Avenue, almost three miles of the park done.

HPP Holiday Tree will be up for the upcoming Holiday food basket so that children, 12 and younger, in need can be served this year with a gift. They'll contact the churches too to see if any families are in needs. They will start at the food pantry next Tuesday to begin sign-ups.

Neighborhood watch radio team will be joining a tsunami simulation exercise training on October 1. Anyone on 2<sup>nd</sup> avenue and below is in the tsunami evacuation zone. We will focus on helping those people and this will be our practice run.

**IX. Unfinished Business:**

**1) Lots in Escrow:** one of 3 lots is finally in escrow. It cost the Association \$32,000 to process that and it's questionable with realtor costs on top of that, if it will make anything off it. The man-hours of staff has been immeasurable. It's on 4<sup>th</sup> Avenue.

**Dr. Jo Maynard (District 5) moved that Randi Larzalere (District 6) will find three realtors to determine the value of the property and cost to sell it. Ruth Mizuba (District 2) seconded the motion. A discussion occurred. Vote: Yes-7. Unanimous. Motion carried.**

**2) County Park Status** – Ruth Mizuba - the status remains unchanged with no movement or information yet.

**3) Mailboxes** - Ruth Mizuba – no update or reply from the USPS.

**X. New Business:**

**1. Seniors Thanksgiving Dinner** – **Randi Larzalere moved to ratify the board's email vote to accept the Seniors of Paradise Thanksgiving dinner agreement. Dr. Jo Maynard (District 5) seconded the motion. Vote: Yes-7. Unanimous. Motion carried.**

**2. Trip Hazard: Floyd Branchfield (District 9) moved to remove the small curb-like wall by the parking lot Hui area. Richard Solie (District 7) seconded the motion. Discussion. It's been there for years. They're like little cinderblocks by the**

parking site edge in corner of that area. Probably was originally to hold in the grass when first planted. **Vote: Yes-5, No-2 [Randi Larzalere (District 6) and Dr. Jo Maynard (District 5)], Abstain-0. Motion carried.**

3. Volunteer awards were discussed. Board members gave their input and the nominations, which included several wonderful park volunteers including Judi Houle, Craig Crelly, David Prager, Joy and Ruth Nakasone, a paper vote occurred and the winners were announced: The Albert & Maizie O’Neil Award: Judi Houle; The Rick Edwards Award: Tessie Tinker; The Allan Deehr Community Service Award: Joy and Ruth Nakasone – two very special teens dedicated to community service here in the park for the past 17 years. Recently also have helped the Board with envelope stuffing for various mailings. **Dr. Jo Maynard (District 5) moved to accept two names for the Alan Deehr Award. Ruth Mizuba (District 2) seconded the motion.** Discussion: The twin winners of the Alan Deehr Award have been dedicated to public service in the park for years and they should both be acknowledged. **Yes-6, No-1: Richard Solie (District 7). Abstain-0. Motion carried.**

4. Email Status – Personal emails and boxes from HPP are inundating some members. As of Oct 1, 2016 personal emails will be stopping anyway. Official emails going to Board members will go to the association.

**XI. Owner Input:**

David Prager: Regarding the lots in escrow. Will it cost that much for each one and he wanted the address of the lots to be sold by the park. [\*To move the board forward, this question was asked to be submitted in writing and it will be addressed at next Board meeting.]

Beth Evesong: Kindly requested that the Board vote the authority for the Community Resource group to utilize the HPPOA website for advertising our HPP Holiday Giving Tree. The people need to know that they can come and get gifts at the food pantry.

Regarding the Arbitration that was filed January 20, 2016 against the HPPOA Board and Members of our association by Ken McGilvray, June Conant, Joan Galante and Steve Crawford, what was the Judgment of this arbitrator? Who is responsible for the cost of this legal action? If the Judgment was against the four mentioned persons who filed that arbitration action, have they been notified that they are responsible for paying our Association’s legal fees? Has the Association pursued repayment of these cost? What is the outcome of those efforts? She requested that a full presentation about this issue be made at the October General Membership meeting.

Terri Stratton: Wanted to know how much are fees outstanding versus actual costs of those the lot?

**XIII. Announcements:**

1. New Board of Directors Meeting is October 19, 2016 at 6:00 p.m.
2. Next General Membership Meeting is Sunday October 30, 2016 at 3:00 p.m.

**XVII. Adjournment**

**John Rudolf (District 4) moved to adjourn. Dr. Jo Maynard (District 5) seconded the motion. Vote: Yes-7. Unanimous. Motion carried.** Meeting adjourned at 9:01 p.m.

Respectfully Submitted and Approved:

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

BOD Meeting Motions Log 9-21-16

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