

**Hawaiian Paradise Park Owners Association  
DRAFT-UNAPPROVED – General Membership Meeting Minutes  
June 25, 2017**

**I. Call to Order:** President, Patrick Murdoch (District 9) called the Board of Directors meeting to order on June 25, 2017 at 3:20 p.m. Quorum was established. The meeting took place in the HPPOA Hui Activity Center.

**II. Roll Call:**

**Board of Directors:** Patrick Murdoch, President (District 9), Ruth Mizuba, Vice President (District 2), Chris Anderson, Treasurer (District 8), Jeff Finley (District 3), Leilani Bronson-Crelly, Secretary (District 5) Larry Kawaauhau (District 1)-in audience **Absent:** Keoni Kai (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 Scappecchio, Craig Crelly, 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, 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 Kawaauhau

**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**

**Patrick Murdoch (District 9) moved to amend the agenda. Jeff Finley (District 3) seconded the motion.** Discussion: Two sections were flipped in order of meeting schedule. **Vote Yes-51, No-0, Abstain-6. Unanimous. Motion carried.**

**Jeff Finley (District 3) moved to approve the agenda as amended. Ruth Mizuba seconded the motion. Vote: Yes-60, No-1, Abstain-1. Motion carried.**

**IV. Approve Past Minutes – Jeff Finley (District 3) moved to approve the General Membership Meeting Minutes of 2-26-17. Chris Anderson (District 8) seconded the motion.** Discussion: Sandra Collins asked to have the last sentence of her Owner Input struck. **Jeff Finley (District 3) moved to remove the statement that Sandra Collins last sentence said she “was happy to hear that the albizia problem would be addressed.” Chris Anderson (District 8) seconded the motion. Vote: Yes-56, No-1, Abstain-0. Motion carried.**

**Alexa Alemann moved to strike from the third sentence down of Peter Frost's owner input from what he 'felt...' to the end of the three sentences remaining. Chris Anderson (District 8) seconded the motion. Vote: Yes-42, No-13, Abstain-15. Motion carried.**

**Patrick Murdoch (District 9) moved to correct the food pantry information to “\$50 to fill 96 bags.” Chris Anderson (District 8) seconded the motion. Vote: Yes-62, No-0, Abstain-0. Motion carried.**

**Chris Anderson (District 8) moved to approve the General Membership Meeting Minutes of 2-26-17 as amended. Rod Thompson seconded the motion. Vote: Yes-59, No-1, Abstain-9. Motion carried.**

**V. President's Report – Patrick Murdoch (District 9) -** Welcome and thank you for attending. We have a lot of info to cover today, so I'll make it quick. I would like to express my thanks to the current board and, as you already may know, there will be 5 new members who will be sworn in today at the end of this meeting. The current Board is making headway on the thing that matters most; the roads. By creating harmony with the staff and maintenance workers, we are trying to keep good people in place. The State Unemployment is the lowest on record at 2 to 3 %, so to keep good employees; we need to pay good although there are those who would try to ruin us. You can tell when you listen to them. The Board has been trying to update our own equipment. We have purchased a second grader and are

putting money aside to replace worn out equipment. Chip sealing the roads and getting the roads graded on schedule; these are all happening. By placing good people in charge and providing them with the equipment and tools to do the job, our roads are improving. The Bond debt is still an anchor around our necks, but, hopefully, by the end of this year, we will be able to re-finance it. Let's keep positive and productive attitudes for the coming year. Thank you.

## VI. Treasurer's Report – Chris Anderson

### **Bank Balances as of the end of May 2017:**

Total Checking, Savings, Investments and Bond Reserve: \$6,725,990.40

Total Accounts Receivables: \$2,495,273.61

In January 2017 HPPOA billed \$2,722,568.00 for Road Maintenance. Of that, we have collected approximately \$2 million as of the end of May. Currently, there is a total of \$2.4 million to be collected; this amount includes billings that have yet to be paid for the current years and all prior years as well as finance charges, lien fees, transfer fees owed on property transfers and other miscellaneous income.

Delinquent bills were processed and sent out the first week of June. There were about 1900 past due bills mailed.

There were 62 property transfers completed during the month of May, as well. A number of these transfers included accounts with past due balances. We got a transfer fee on 62 properties, but a lot of those accounts were five or six thousand dollars in arrears, so once they sell the property, because we have put a lien on it, we get our money owed when they sell the property. The county does it, we get our back road fees and then we have a new owner that will now be paying the road maintenance fee. So those 62 transfers are a pretty bit deal. The Association placed about 60 liens on delinquent properties during the month of May. We are looking at other ways to analyze and get those old revenues due us.

Now, finally, for the new of most import. ☺ We need cookies. The finance committee said we cannot purchase snacks for the meetings, so perhaps, if everyone can just bring in a pot luck of some homemade cookies. I'd love to see that for us all. Oreos are great, too. ☺

**VII. Community Resource – Judi Houle** – She has lived in park 28 years and volunteers for the community in the following programs, which she coordinated and were offered free for our residents.

**Neighborhood Watch:** had a full training practice and up their mobile radio stations. These stations will serve in case the community ever loses power and needs to communicate with rescue command centers on this island or in Oahu. They have 40 feet of maps and set up a medical unit during their training. **CERT** forms three search and rescue teams. We do this every year for our residents and all in the community are encouraged to attend their meetings, which are the first Saturday of every month. The next meeting will be on July 1. They will meet with the community officer and block watch training teams will be forming. Please join and volunteer with us.

**CERT** is an emergency response team – we learn about disaster preparedness. We, in HPP, are the only ones who have a full command center. Most of our team members are amateur radio operators. The next radio class training will begin November 2<sup>nd</sup> for six evenings. Come learn how to be a HAMM radio operator.

**Food Pantry** – happens on the fourth Tuesday of every month. There are over 364 HPP residents registered, and we hope to keep up this program for many more years to come. If you might be willing and desire to help, you are encouraged to volunteer or to please donate food or money. The next food pantry is this coming Tuesday. We purchase the food at the food bank. \$50 fills 96 bags. We start at 11:30 if anyone would be willing to come volunteer. They begin passing out the food bags at the Hui from 2 pm to 3:30 pm.

**Albizia workshop** - This workshop was also free. On the third sat of every month they meet at 9 am in the Hui library. The Big Island Invasive Species Committee comes and teaches us how to use the herbicide, then we are given a live demo. After the demo, we go to a resident's property and give a free treatment on the non-hazardous albizias.

**Fire Ant Workshop:** On Saturday, August 5, from 2 to 4 pm, there will be a PowerPoint presentation to teach how to prepare the Tango pesticide bait mix. If you have six or more neighbors who sign up, they will come and teach your group. Call (808) 933-3340. We're all volunteers.

## VIII. Committee Reports

**Bylaws committee report – Milton Pavao** – Chair of the bylaws committee. [SEE REPORT ATTACHED]. The Bylaws committee continues to work on the proposed revisions to the current bylaws. The community is encouraged to come to the meetings and there was a sign-up sheet available for two vacant seats available and needing filling on the committee. Please have access to a computer.

## IX. Presentations

### 1. Power-Point Presentation by the HPP PMAR (Puna Makai Alternate Route) Committee - Chair Leilani Bronson-Crelly

A survey with six sentences was created and delivered to homes on streets between 5<sup>th</sup> and 17<sup>th</sup> because the committee thought from past history that this would be where it might be proposed to run. The result of the survey's received so far are only from 5<sup>th</sup> to 11<sup>th</sup> and it was mentioned that perhaps some of the questions could have been framed differently. The chair was please that the Community and State officials were present because this committee was concerned this possible route could divide the community of HPP. History of the PMAR Committee and why it was formed in 2011 was presented along with reasons why such an alternate road would not be beneficial to the community.

### 2. Request to Provide remarks by Elected Officials

**Senator Joy San Buenaventura** – I am a member, but didn't know about this until the FB post. If the committee was created February 2017 and we weren't invited, of course we didn't show, simply because we didn't know! They posted the survey that was right in my newsletter. Then the Senator went over each of them. Regarding the last question, which was about PMAR on her newsletter sent earlier this year – she did a breakdown of the 600 or so responses. All she asked in her newsletter questionnaire was, if there was agreement of the need for an alternate route, and, if yes, where do you want it? The Senator went on to state that none of her questions covered 5<sup>th</sup> to 17<sup>th</sup> street. That data was taken from the 2011 PMAR. She thanked Leilani for all her work, but lets' be fair! You know it's evolving. The bill didn't even talk about anything going through HPP, so why are we having a survey about a road that isn't talked about in any of my surveys? None of my questions talk about 2017 in the newsletter, or any activity toward PMAR, so I am not sure why it's coming up now? The Senator noted that Leilani Bronson-Crelly, the Chair of the PMAR committee. "She ran against me over this same issue. You will see all the bills I submitted and none of them are mentioned in 2016 or 2017 newsletter."

She went on to state that on September 9<sup>th</sup>, she and the other public officials will be having a meeting here, in HPP's activity center, with the actual HDOT (Hawaii Department of Transportation) to discuss Highway 130. Please attend: September 9 at 3pm. It's open to the public. Council members Eileen O'Hara and Jennifer Ruggles will be invited, too. Looking to see what roads we can let the county take over. We'll get some straight answers, not just opinions of what happened six years ago. Why is this being fomented now? The State doesn't have money for PMAR! You stopped it in 2011. We can talk about this on September 9 because this issue is tearing up the community of HPP, and it is not even happening, so, let's let the actual engineers answer questions.

**Russell Ruderman** – we were not happy with the way the questions on the survey were presented. There's a false \_\_\_\_ ...the PMAR was developed by the citizens of Puna community development plan so it's not out of the purview for us to support the citizen. The three of us are working from some edge of HPP to Keaau. There's a lot of fear mongering going on here and even the chance of getting a connector road is a long shot and will take 10 years maybe 20. I don't think it will every happen, but we need to look at the benefit to this community if the main route is ever clogged or closed.

Better emergency access, access to airports and hospitals. The survey was called a push poll and it was based on a stacked poll that has no validity whatsoever.

An invitation would serve, if you wanted me to come. I'm easy to find. You don't have to blindsides us with a survey that is not accurate. We aren't trying to divide this community. It's like some wanting a community garden. We didn't decide where the road is. There can't be an environmental impact study and there won't ever be any road through this community without one. Maybe five times, of late, Highway 11 was closed – what happens when there's an emergency and someone needs to get to the hospital? We are the most disaster prone community in our State and we do deserve an emergency access road, but where is not known at this time.

**Eileen O'Hara** – councilperson for dist 4 – includes all of HPP. I was dumbfounded when this was brought to my attention. It was during listening to a bill on how to deal with roads that are not up to standard. We have over 400 miles roads in limbo, -- as we increase the pies for our funds, we should be able to improve. Hamakua – 50% are in limbo. Some government roads are only 30 feet wide and right now they have to be at least 50. Skinny streets need to be looked at.... We are under the sunshine law and can't have open discussion on measures until they're presented. Several ways to get substandard roads dedicated to the county. Paved road 8 mentioned and various methods. WE cannot spend funds on private roads, but grant and aids programs could be done from the general fund.

She was shocked at the PMAR issue and said survey. The question: Are you aware the Mayor, Council, and Senators are working to create a four-lane road (120 feet) through HPP? I wasn't aware of that and we never spoke of that nor is it something the mayor, council representatives or senators have on their agendas at this time. Why didn't you invite the reps before putting out the survey? Rep San Buenaventura has already done a survey – she rec'd 600 responses and represents a more valid representation of what.

Bill Watters of Shipman is here today. IN discussion on FB, a lot of people are confused. We are not considering a boulevard through HPP taking people's properties or land. Mr. Walter and she has had some meaningful conversations. It's not just emergency vehicles. What about your police fire protection? All blocked when hwy130 is blocked. I was concerned about the spin that was put on certain actions. Some on the board weren't directly about PMAR< but they're put up as if they were. Joy got a CIP request passed when she first came in – wording was vague and in committee the bill was modified and instead going to dept of public works to build a connector rod would be about 15 million for a two lane road, but it was changed at last minutes and given to State DOT and they decided to use it on hwy 130 and the money is awarded and in use by DOT. I didn't think we should have considered it. I opted to vote for it to support her, but I kind of regret it because that resolution had no effect of law. These are the two pieces of work I've been doing, not a PMAR road through HPP. Mayor certainly isn't and it's not advancing at State level so it's very surprising because it churned up a lot of unnecessary emotion. We will continue to have meetings with Mr. Walker.

The conditions placed on them. She would like to see those roads open. She doesn't know what the full thing. Doesn't think they can block a road in perpetuity.

PUNA CDP – is working on road connectivity for lower subdivisions. Already done for upper Puna Subdivisions. It was accepted before her being on the council. If you want to get involved in that process, please do go and check out that plan as they are working on it. I'm sorry it came out that way and

agree it was kind of a slap in the face, I was at your last meeting to speak about mailboxes and just was not acknowledged as being here, but I am here and wanting to be accessible. [Eileen.ohara@hawaiicounty.gov](mailto:Eileen.ohara@hawaiicounty.gov) 965-2712

**Break at 5:05 – 5:15 – At 5:15 pm, a paddle count was taken to make sure quorum was still established: 52 members**

3. **PowerPoint Presentation by HPP Equity Road Fee Committee – Alexa Alemann gave the floor to Peter Frost to present as information** for advisement purposes only – we are all equal, but some are more equal than others. Peter Frost showed pictures of how HPP used to look like Kalapana. Showed picture of 1979 and old office. They are Ag. Lots and people moved here to farm and there were no expectations for the roads when the road maintenance fee was \$15. Caterpillars come in and out on our roads in middle of night and they don't get charged for messing up our roads. 18" minus was used in the past to protect the tree roots on the sides of the roads. He gave a lot of information about the road in front of the house he lives in including it's history and what he's done to maintain the road in front of that house and down it a bit in either direction wherein he fills the pukas. Gave a presentation of his experience on the roads while living here. Cinder roads didn't have dust, but they did have potholes. He stated that in 2007, the agreement for the Bond said that everyone would get a road paved. There was a detailed paving schedule that didn't happen, but 800 people out of 8800 lots put us all in debt by voting for that bond. On February 21, 2007 – without mentioning what the "plus costs," would entail, they passed the resolution to put us all in debt. Why should we on the dusty roads have to pay the same road fee? If you live on a dirty road, you know that your plants are dusty from the road. He asserted that all the roads are not going to be paid, so why should we pay the same? It's not fair, so he suggested having a graduated fee schedule dependent on what type of road you have. We could ride a train on Railroad. It's been done before. Imagine riding a trolley to Hilo. It can be done! Alexa Alemann moved to choose 14<sup>th</sup> Avenue as the test road for cement. No Second was heard.

**Quorum count taken: 30 at 5:35pm**

*Steve Crawford moved to vote to elect the Finance Committee members. Shawn Merrill seconded the motion. Members wanted Owner Input heard first, so this motion died on the floor, then Owner Input followed.*

#### **X. Owner's Input:**

Ken McIlvray – Clarified \$300 is received for a transfer fee and noted that some are collected "after the fact" – Noted that he had wanted to ask a question during the treasurer's report, and felt that should have been allowed because others were able to ask a questions a few times, so he should have been allowed to ask his question, too.

Sara Prang: Stated it was her first meeting in her 17 years of living in HPP. Really concerned about the rising fees and the real need for a road that she was promised long ago. She is concerned for her 88 year old mother, so she'd especially like to see in the road for her mother's sake. She stated that for her 65 was a horrible year for me, she's on a fixed income and pays \$125 for Medicare, as do many seniors. We can use our creativity. I see a lot of people here, so we can creatively work things out and get all these roads done. I applaud ohana that bring business into the park, also paying more for roads, she also applauds that those running heavy equipment should have to pay more for road maintenance. My shock came down because of the roads and, thank G\*d, I wasn't hurt. My street isn't very well paved. Our senior and junior ohana pay 300. I pay 118 for county taxes and county does Paying for gas tax to help with the roads. The rule of '72: Interest rate divided into 72 doubles in a year. So you can see that with 10%, when I'm 72.2, I'll be \$50/month of my limited income. Where do I address this?

Beth Evesong: Thanked the audience for staying. Thanked the board for their service to our community;

*Beth moved that the Puna Makai membership be added to the meeting agenda so the members of the community can read our minutes to get follow-up info about what's happening with PMAR. Motion died. She'd like follow-up with the representatives so we can continue to have dialog with them. Beth Evesong moved that the PMAR Member Committee report be added to the monthly HPP meeting agenda. Terri Stratton seconded the motion.*

Discussion: wants to make sure the new board members follow up and keep the PMAR committee reports to the board so that members in the community will have info. *No vote occurred. The motion died on the floor.*

Sally Yuen (Mary Claren) – Had issue on 19<sup>th</sup> between Kaloli and Paradise. New owners brought in a residential trailer five feet from set back or road. A sewer is going into the ground. He was notified to remove his trailer and he said he wouldn't move it unless he was paid money. They decided to come to the board. They will complain with the county. He came because he hears often that everyone needs to get along with neighbors and reach out to board. It's about less than 30 feet from the road. Drive down 19<sup>th</sup> you'll see the trailer right smack against the fence line, but he refuses. It's up against the rental house. To try to rent it again will be difficult so the trailer needs to be moved.

**Quorum counted at 5:54**

Mayelin Stillwell – wanted to say thank you to outgoing Board Representatives and welcome the new ones with thanks to them all for volunteering.

Gerald Martins – On 22<sup>nd</sup> – Safety issue at Paradise and Maku'u, there are some coconuts falling onto the road. I made a complaint and a month ago the office did the form. It was a nice experience, but he wants to know if he comes in tomorrow and reports it again, he'd like a copy of the request because if the tree, which is two feet off pavement drops big leaves or coconuts on his wife while driving, he's going to sue. There's a tree service right off 22<sup>nd</sup>, why can't we just cut down the tree? I have three lots and pay a lot. It's in the easement two feet off the pavement in front of someone's house.

A second safety issue for motorcycle riders – coming down Maku'u, right after 25<sup>th</sup> there's a root like a speed bump and I came off almost a foot off my motorcycle seat when I went over it. It's destroying Maku'u, it's dangerous. Please address these two safety issues.

Craig Crely, District 6 - We had our council member, State Representative and Senator speak today and although they can say what they want, but just this year the connectivity plan is trying to open railroad 24/7. HPP will get sued, not the county, if there's a liability issue, so they're just going to funnel people through, but our community will still be on the hook. They were disappointed we didn't approach them, but they said they wouldn't come to the committee and that the committee had to go to them, so they can say what they want, but we need to keep on top of this because we could be in bad trouble of that comes through.

**Quorum recount: 25 at 6:08 pm**  
**People continued to leave at this point.**  
**Quorum recount: Lost at 6:12 pm**

**XII. New Business - Not done. Quorum was lost.**

**XIII. Announcements**

1. Next Board of Directors Meeting: Wednesday, July 19, 2016 at 6 pm
2. Next General Membership Meeting is Sunday, October 29, 2017 at 3 pm

**XIV. Adjournment**

**Quorum was lost at 6:12 p.m.**

**New Board members were sworn in after the meeting, in the Library Hui.**

Respectfully Submitted and Approved:

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

\_\_\_\_\_  
Leilani Bronson-Crelly, Secretary

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**General Membership Meeting Motions Log 6-25-17**

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