

**Hawaiian Paradise Park Owners Association
APPROVED – Board of Directors Meeting Minutes
March 15, 2017**

I. Call to Order: Vice President, Ruth Mizuba (District 2) called the Board of Directors meeting to order on March 15, 2017 at 6:08 p.m. Quorum was established. The meeting took place in the HPPPOA Hui Activity Center Library.

II. Roll Call:

Board of Directors: Patrick Murdoch, President (District 9), Ruth Mizuba, Vice President (District 2), Chris Anderson Treasurer (District 8), Leilani Bronson-Crelly, Secretary (District 5), Larry Kawaauhau (District 1), Mike Dickerson (District 4), Jeff Finley (District 3)

Announcement: *Randi Larzalere (District 6) stepped down from Presidency and the Board.*

Guests: Leslie Blyth, Rosemary Brown, Steve Crawford, Beth Evesong, Lorie Combs, Jeffrey Newman, Shawn Merrill, Judi Houle, Steve Crawford, Peter Frost, Don Morris, GM

III. Approve Agenda

Leilani Bronson-Crelly (District 5) moved to approve the agenda of 3-15-17. Mike Dickerson (District 4) seconded the motion. Discussion: Three additions and one change in placement order. **Mike Dickerson (District 4) moved to approve the agenda as amended. Pat Murdoch (District 9) seconded. Vote: Yes-7, Unanimous. Motion carried.**

IV. Approve Past Minutes

Chris Anderson (District 8) moved to approve the 2-15-17 BOD Meeting minutes. Mike Dickerson (District 4) seconded the motion. Vote: Yes-7, Unanimous. Motion carried.

Leilani Bronson-Crelly (District 5) moved to approve the 2-6-17 BOD Meeting minutes. Chris Anderson (District 8) seconded the motion. Vote: Yes-7, Unanimous. Motion carried.

Leilani Bronson-Crelly (District 5) moved to approve the 1-18-17 BOD Meeting minutes. Mike Dickerson (District 4) seconded the motion. Vote: Yes-7, Unanimous. Motion carried.

Leilani Bronson-Crelly (District 5) moved to approve the 12-21-16 BOD Meeting minutes. Mike Dickerson (District 4) seconded the motion. Ruth Mizuba (District 2) moved to approve the minutes with corrections. Chris Anderson (District 8) seconded the motion. Vote: Yes-7, Unanimous. Motion carried.

V. Vice President's Report – Ruth Mizuba (District 2) – Announced that Randi Larzalere resigned from board and as President. New appointed President will be done in tonight's executive session. Mailbox, County Park, Election business will also be discussed tonight during this meeting.

VI. Treasurer's Report – Chris Anderson (District 8) --

Total Checking, Savings, Investments and Bond reserve: \$5.9 million

Total Accounts Receivables: \$3.4 million

We billed out \$2.7 mil and have received \$1.1 mil in road maintenance fees

We've lost our bookkeeper, so more detailed information and budget information will be provided at next month's meeting.

VII. GM Report for February 2017– Don Morris

Aloha, thank you for all the road maintenance and safety requests this past month. We are still dealing with the backlog of requests and now with the dry weather we are also dealing with the fugitive dust. There is a 15mph speed limit on all grave roads in the subdivision. At 15 mph or less there is limited fugitive dust emitted that all drivers be considerate of the residents that live on the gravel road that you travel. The road crew is also watering roads with our own water truck but can only do so much. If you would like your road watered please call our office instead of calling Department of Health. I think you will get a quicker response.

Equipment: the new case grader is running fine. The Volvo grader is running but needs more repairs. The grasshopper mower this is at allied machinery will be coming back to the shop to see if we can repair it in house. They want to charge \$1,000 just to diagnose the problem. All other equipment is running fine at this time.

Dust Abatement: We have completed the chip sealing for 26th between Maku'u and Paradise. We have had some problems with some of the residents that live on the road about the one-way traffic. It is necessary for us to limit traffic activity to one-way I order to protect the sealant put down so the oil on

the road has time to set. Please be patient, your road will be better for it. We will be moving over to 23rd and 25th – Maku'u and Paradise to start the prep work for the chip seal on those roads.

PLEASE NOTE: Every time you call the Department of health about fugitive dust, you're hurting every homeowner here when we have to pay \$7,000 – Homeowner Peter Frost shouted out from the audience that it'll cost \$25,000 next time!

Mowing: Grasshoppers continues to mow the main roads and cut back the corners. The road crew mowed 36 miles of roadway easement.

Weed wacking: Road Crew weed wacked Pohaku Circle, Maku'u: Beach to 2nd, Maku'u: 21st to 13th, Shower: 28th to 25th. Installed reflective tape on sign poles on Shower: 28th to 22nd and Maku'u: 33rd to 26th.

Gravel, Graded & Rolled: 26 miles of road

Water: 29 miles of road

Rubbish Pick-up: 2.5 tons

Dead Animals Removed: 3 pigs

Abandoned Vehicles: 4 vehicles towed away

Safety Report: No accidents or injuries for the past 32 months. Thank you for your support.

Question re: mowing – one of the concerns was seeing on a corner – Grasshoppers cut about 100', but the weed whackers clear more each time they make a pass by each corner on their rotation through the park.

Question: Gravel tons actually used? It can be from \$5,000 to \$7,000 worth of gravel per mile approximately plus we pay about \$14.50/ton, plus hauling fee so it's about \$18.00/ton.

Question re: chip sealing dead ends policy – we started with 33 and 32 (dead ends) then 23, then 26. In next phase two to three more dead ends and then crossroads. 33rd, 30th and rest of 33rd, Maku'u toward Hilo, are all scheduled in next phase (2). Second phase will include dead ends. It was suggested that the plan be posted on the website so that will be followed through to be done.

VIII. Committee & Community Resource Reports

Committee Reports:

Bylaws Committee – No Chairman present, but Steve Crawford, a member of the Committee, offered that they are still in article 8 and they will be starting letter "O" soon – section eight is a long section.

Equity Road Fees - Peter Frost – We met for first meeting and put a request into the tax office to get count of houses and lots on paved roads to make a matrix because all roads aren't created equal so he felt that all road fees shouldn't be same. Dirt roads subsidizing paved roads isn't equitable. He stated that an equipment operator in the community will come to the June meeting to discuss the difference between home lots, commercial lots – if people aren't here there shouldn't be the same amount. One dead end hasn't seen a grader for years. Rentals: if people have multiple lots and profiting, the rentals don't have a vested interest to preserve the roads. Second and third houses should be fined. You could bring in more money. Many wouldn't mind paying \$500 for their road fee if they have a paved road. Unpaved roads should pay for what we get, not what we're paying for. We could meet once a month. We are working on the matrix and getting people doing research. We would like to present more to each other and then at a the June General Membership meeting with a slide show or film to bring it home to everyone. Homes on paved roads who got the benefit of the bond would be paying \$500. Discussion of schedule of dues. Every lot pays the same amount. Equity of road fees opinions are varied.

Mailbox Committee – Ruth Mizuba – The vote on request for \$150 toward mailboxes has to date more no votes than yes, but deadline is April 1 – doesn't mean project stops, just takes a different direction. Even though we have the present 2,064 boxes, we need over 5,759 more boxes for the community. As the main roads are repaved and widened, then the mailboxes will be have to be relocated, so that will happen when the road is widened so then there won't be a place for the boxes that do exist. The Committee prepared a letter to be sent to USPS for a Point of Contact to know who to talk to about the mailbox project in order to work with them. This is an ongoing issue of people needing mailboxes. Exploring a stand-alone building that could handle mailboxes and what that cost might be will be explored. We have \$100,000 put aside for mailboxes and hope to increase that. They're looking at the cost for a Federal building to open an office, but we still have to supply the boxes. Discussion about other options and getting a commitment from the post office or what they might be willing to chip in. **Leilani Bronson-Crelly (District 2) moved to approve the mailbox committee letter to operations Department of USPS Honolulu to request a point of contact. Chris Anderson (District 8) seconded. Vote: Yes-7, Unanimous. Motion carried.**

Nominating Committee: Robert Merrill – Noted that at the last meeting, the committee asked for a Special Meeting on April 5, 2017 in order to verify candidates. **Chris Anderson (District 8) moved to have a Special meeting on April 5, 2017 to accept the candidates. Mike Dickerson (District 4) seconded the motion.** Discussion: Only six candidates have applied to date. The Deadline is coming up. They need more candidates. April 5 determines slate to put ballot together for the April 7th. **Vote: Yes-7, Unanimous. Motion carried.**

Elections Committee: Ruth Mizuba (District 2) reported that volunteers will be stuffing the ballot envelopes on April 20th from 10 a.m. to 2 p.m., which will then be mailed on April 21st.

PMAR – Puna Makai Alternate Route Committee - Leilani Bronson-Crelly – The committee met and what triggered the committee was a House Bill and county council resolution to urge the DOT toward an alternate route design. We were the last to know. Three individuals gave testimony. DOT said

that they would not direct any of \$15 million of funds to county for alternate funds when their purpose is to expand Highway 130. It passed, but never made it out of the house. The individuals in our community are saying that we don't want to bisect our community with a large thoroughfare, even though that path did exist. We need to get involved with the planning committee and community development plan to be a part of it. That alternate route would impact two hundred homes. The County never specified the route. The amount of traffic that goes through HPP already is staggering, so an actual road would really be terrible for our community even though other communities would certainly like it.

Proposed Appointments to Mailbox Committee: Mary Couch and Mike Dickerson – past members of the committee have been voted on through the board, so tonight the board will put Mary and Mike on that Committee. **Ruth Mizuba (District 2) moved to include Mary Couch and Mike Dickerson on the Mailbox committee Chris Anderson (District 8) seconded the motion.** Discussion: Others spoke up from the audience stating they had also asked to join. Leslie Blyth, Lori Combs, Alexa Von Aleman. **Vote: Yes-7, Unanimous. Motion carried.**

Leilani Bronson-Crelly (District 5) moved that Lori Combs, Leslie Blyth, and Alexa Von Aleman be added to the Mailbox Committee. Chris Anderson (District 8) seconded the motion. Discussion: They each gave their numbers to be contacted. **Vote: Yes-7, Unanimous. Motion carried.**

VIX. Community Resources – Judi Houle –

- **Emergency Action Team** had a tabletop exercise with Civil Defense and it was very successful. Now preparing for a larger activity with CERT and their radio team
- **Fire Ant Workshop** - The last one was on March 4th and there were 50 participants who each received the \$45 voucher. The next workshop will be in about two months, probably in May.
- **Food Pantry** – The Neighborhood Watch took over as the management team – Bodacious Ladies Food Basket trained them and they had 18 community volunteers attend. The management team from the Hilo Food Basket came to check along with the Head Start Program. It went very well. **Chris Anderson (District 8) moved to allow Neighborhood Watch to take over management of the Food Pantry. Jeff Finley (District 3) seconded the motion.** Discussion: Neighborhood Watch has an insurance policy to cover the association and the Food Basket so that offers an additional insured policy for the Association as well. **Vote: Yes-7, Unanimous. Motion carried.**
- **Albizia Workshop** is coming up this Saturday, March 18th. Thanks to the GM, Don Morris for getting it done. The milestone team would take care of stumps for the next round because the ones near the building have already been done when they were cut down near the building.

X. Owner Input:

Jeffrey Newman: He's a farmer here in HPP for 30 years. He came wanting to have the Board rescind the road maintenance fee raise on businesses, daycares and churches. If my road was paved I'd gladly pay more, but it's not paved so that's not fair to raise the fee – please no special burden extra road maintenance fee! A discussion occurred.

Shawn Merrill: Regarding the newspaper article that Hawaiian Beaches complained about their crime problem to their Representatives. She got some positive feedback about the idea of the subdivisions to come together because united we stand. She met the president of Hawaiian Acres, and abandoned cars and mailbox problems are huge for them as well. Mountain View also has same issues, so that's 3 of the 14 subdivisions that have similar issues. There was a committee called the Political Action Committee, which she asked to be resurrected to reach out to the other community subdivisions to unite our voices. There must be common denominators with the other 13 subdivisions. Please activate the Political Action Committee. Puna is underrepresented and we have more population than Hilo. She would be willing to serve on it. There are three new positions available on an ad hoc committee for Puna that just opened and she will be applying for that. There was a *Coalition of Puna Subdivisions Alliance* that was called together by Leilani Bronson-Crelly a few years ago to find commonalities with the other subdivisions and ways to work together on tandem issues.

XI. Consider applicants for appointments to districts 6 and 7 – Thomas Burnett. We have two vacancies – two-day notice has ensued since the notice, but according to bylaws we have 60 days to move to next meeting.

XII. Appoint President of the Board – Board – Because the President resigned, another board member is needed to fill that position. **Ruth Mizuba (District 2) moved that Patrick Murdoch (District 9) be appointed as President. Chris Anderson (District 8) seconded the motion.** Discussion: Patrick stated that he would agree to do it, but for only the 3.5 months until the new board is in place. He's doing it because everything got dumped on Ruth Mizuba, the VP, and this seems fair to help. **Vote: Yes-7, Unanimous. Motion carried.**

Patrick Murdoch took the Officer Oath of HPPOA.

XIII. Unfinished Business

1. **Proposed Resolution No. 17-01 to Hawaii County Mass Transit Agency to Operate in HPP**
Jeff Finley (District 3) moved to approve the Resolution No. 17-01, to Hawaii County Mass Transit Agency to Operate in HPP. Mike Dickerson (District 4) seconded the motion. Discussion: why do they get off with a release of liability for road use. By way of history, the letter to Hawaii Mass Transit released the agency of any liability for road damage. Making residents at bottom of HPP walk miles to get to highway seems unfair. It would be a disservice to our community if we don't pass this. Disallowing bus service would be a problem. The letter of 2012 said we'd provide a place for them to pull over as well and that hasn't been done, so we need to send the letter for Hele On bus service to move through the park and not be liable for road damage. **Vote: Yes-5, No-2 (Larry Kawaaauhau/District 1 & Chris Anderson/District 8), Abstain-0. Motion carried.**
2. **Chip seal update** given in GM report above.

3. **Food Pantry** discussed in report by Judi Houle above.
4. **Department of Health notice of finding of Violation for fugitive dust** – people in our community living on an unpaved road reported this to take away more money from the Association, which is trying it's best to harden the roads. We didn't create the problem, but we have inherited it. All complaints come from dirt roads where the marked speed limit is 15 mph; however people haven't followed those rules and now it is costing our subdivision a lot of fines. We aren't the only community with dirt roads. This is something the Coalition Committee can compare. We are stuck. Please, if you have complaints, call the office with your complaint rather than the government Department of Health because that costs the community and takes away from road maintenance to attempt to fix the problem.
5. **Seeking an Area Beautification Coordinator** – The former president had a beautification clean up program once a month with two start times, one at 7 a.m. and one at 8 a.m. Only the board members actually showed up last time. More trash was picked up. People like it, even stopping to say so, and yet there was more road trash the next day. They are reaching out for a coordinator to please help to continue and grow this program for our community.

XIV New Business:

7:53 Chris Anderson (District 8) and Larry Kawaauhau (District 1) left the room for a break.

1. **Leilani Bronson-Crelly moved to have the GM sign an agreement with the State Election Officials to hold the 2018 primary and general elections at our facility. Ruth Mizuba seconded the motion.** Discussion: Last notice came addressed to former president Craig Crelly, but Randi Larzalere was president and we sent the letter back to the Board for revision, but now we don't have her as president. So, the GM will sign it. **Vote: Yes-7. Motion carried.**
2. **Proposal to Develop a Program to address Encroachment of "Invaders" into the right-of-way** – Patrick Murdoch – A letter will be drafted by Jeff Finley in support of the bill.
3. **Request by Nominating Committee for Special Meeting 4-5-17 to approve Slate of Candidates** done above during nominating committee report.

Larry Kawaauhau left the meeting for work at 8:01 p.m.

4. **Request to provide legislative debriefing by house Rep. Joy San Buenaventura** – see email sent 3-7-17 which is a clarification the board has received the email that informed them of the debriefing was available, received and acknowledged by the board.
5. **Address question raised at members meeting 2-26-17 regarding impact fees** – See submitted form. Back in 2012 the BOD approved a special road main assessment for businesses operating in the park starting next year due to increased traffic from these businesses. The heavy equipment and contractors pay more, farms, nurseries and businesses will pay 75%, contractors with vehicles under 6,000 pounds is 75%, auto repair companies will be 75%, B&B and vacation rentals and all other special use permits will pay 50%, Malamalama school pays \$3 per student, the other school pays whatever commercial roads maintenance fees set forth in the future for the special use permit per the county and they haven't been paying it since 2012 when this started. They have a compiled list of some of the schools and businesses. Discussion ensued including things like this being an already depressed community at a 28% impoverished rate. It is understandable from an impact point of view, yet, government special use permit, subdivision fees, and now another fee seems conflicted. On the other hand there are industrial parks to do business in, yet this is AG Land so there was some extra discussion regarding farmers. Besides farming, many businesses should be in the industrial parks because the people living in the area are impacted by the people going to the businesses. The schedule has to be so strong and defensible that it's justifiable. It was passed in 2012, and again in 2016. For the special use permits to be counted, it will be a surcharge on the road maintenance fee.

Mr. Newman stated that this does effect the mom and pop businesses, reiterated that this is an Ag community and you want to ding me for that. You're not coming down my road with any improvements so how am I supposed to pay.

The board needs to evaluate this – is this accomplishing what we want it to? Nailing D9's that take up two-thirds of road is one thing, but Ag is different – how much pressure are you creating for the road? A Board member reported three houses being built on her road with at least five trucks per day. HPM brings its huge truck down weekly and wrecks the road. Delivery trucks had to pay fees in cities they went in to on the mainland. The fee name for new lots needs to be changed to be implemented. Someone said that UPS drives down our roads at 60 mph daily. Paved roads are damaged. There's a truck company going in and out next to nursery biz – she has to pay and her crew doesn't work here, but Kona, yet she states there's a truck business that pays nothing. Huge long discussion ensued. There will be an appeal process for individual cases. It would have to be a case by case situation. Neighbors will be squealing on each other to inform on businesses and that's going to have to be okay per one of the Board members. **Jeff Finley (District 3) moved to table the discussion.** All agreed. It has to be defensible, rational nexus and trip generation calculations. Trip and scale.

6. **Request by Tom Nickerson for Land for Dhamma Buddhist Group** – See email dated: 3-8-17 – **Leilani Bronson Crelly (District 5) moved for Jeff Finley (District 3) to respond to Tom Nickerson that HPP is not in a position to give land at this time. Mike Dickerson (District 4) seconded.** Discussion: HPP is not in a position to give land at this time. **Vote: Yes-6, Unanimous. Motion carried.**

7. Request to raise amount of lien fee to match the increase by the Bureau of Land conveyance. **Chris Anderson (District 8) moved to approve the raise of HPP Lien filing fees in response to the increase by the bureau of conveyance fees from \$150 to \$200. Mike Dickerson (District 4) seconded the motion. Vote: Yes-6, Unanimous. Motion carried.**
8. **Consider investigating Web Site and Social Media Improvements for HPPOA** – Leilani Bronson-Crelly (District 5) moved to table. Chris Anderson (District 8) seconded the motion.
9. **Waterbearers** – The Waterbearers would like to make a presentation on March 22 to demo how to filter water using this filtration system, which they will provide for free - They would like to use the library and have the fee waived. The Emergency Committee could store them for emergency. It would be in the morning for one to two hours. 1 micron filter for a million gallons. Will the board waive the cost of the room for the Waterbearers to give a demo and give them to those in need? **Leilani Bronson-Crelly (District 5) moved to waive the fee for the Hui library on March 22nd for the Waterbearers. Ruth Mizuba (District 2) seconded the motion. Vote: Yes-5 motion carried. – (Chris Anderson/District 8 was out of the room.)**

XV. Announcements:

1. Special Board Meeting April 5, 2017
2. New Board of Directors Meeting is April 19, 2017 at 6:00 p.m.
3. Next General Membership Meeting is Sunday June 25, 2017 at 3:00 p.m.
4. **Patrick Murdoch (District 9) moved to put the beautification program on hold until a new leader is found. Mike Dickerson (District 4) seconded the motion. Vote: Yes-5. Motion carried.**

XVI. Adjournment to Executive Session (Personnel/Legal)

Patrick Murdoch (District 9) moved to adjourn to Executive Session. Ruth Mizuba (District 2) seconded the motion. Vote: Yes-Unanimous. Motion carried. Meeting adjourned to Executive Session at 8:46pm

Respectfully Submitted and Approved:

Susan Bambara, Recording Secretary

Leilani Bronson Crelly, Secretary

Date

Date

BOD Meeting Motions Log 3-15-17

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