

**Hawaiian Paradise Park Owners Association
APPROVED – Board of Directors Meeting Minutes
April 19, 2017**

I. Call to Order: President, Patrick Murdoch (District 9) called the Board of Directors Special meeting to order on April 19, 2017 at 6:08 p.m. Quorum was established. The meeting took place in the HPPOA Hui Activity Center Library.

II. Roll Call:

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

Guests: Carla Kurokawa, Tom Burnett, Leila Cusick, Rosemary Brown, Bonnie Hollifield, Lori Laucik, Shawn Merrill, Bob Merrill, Bruce Derrick, Judi Houle, Leslie Blyth, Steve Crawford, Keani Kai

III. Approve Agenda

Chris Anderson (District 8) moved to approve the BOD Meeting Agenda of April 19, 2017. Mike Dickerson (District 4) seconded the motion. Vote: Yes-7. Unanimous. Motion carried.

IV. Approve Past Minutes: March 15, 2017 tabled for April.

V. PRESENTATION Alu Like, Inc. – Carla Kurokawa, Employment & Training Manager

Carla Kurokawa introduced herself and is also an HPP Homeowner for 28 years. She felt that improvements to our community since she moved in to the park in 1994 are great with a large legacy. Thanks for the good works of the Boards since and to now. Came to propose working together with Alu Like, Inc., a federally funded job-training program with a goal to enable and give individuals a chance to learn and do jobs. It is a work experience program at no cost or insurance required to the association if it chooses candidates from either the Youth (Ages 14 to 24) or Adult programs (18+) – if the Association hires people from this program, then HPPOA becomes the supervisor, but Alu Like is the employer. The volunteer worker trainees are completely covered by Alu Like, Inc.

She stated that it is an amazing opportunity to take workers, train and mentor them, give them an opportunity to work and prove themselves. It's our responsibility at Alu Like to help them in the community. We help individuals by funding their education as well. Every human being needs an opportunity and a chance. We did this before in 2010 and 2011 with HPP. We do not ask you to retain them, but if you love them we are happy if you hire them, but it's not required. We are trying to help individuals to get trained and find a job. Please consider enhancing HPP's needs, if you have employment needs. Alu Like can even honor making sure that they are HPP residents, if that is required.

Ruth Mizuba (District 2) moved to consider using the services of Alu Like Employment and Training. Leilani Bronson-Crelly seconded the motion. Discussion: To be discussed with the GM to see about his willingness to supervise because that is the requirement and would take away from his time, so that has to be weighted into the decision making process to accept this opportunity. **Vote: Yes-7, unanimous. Motion carried.**

VI. President's Report – Patrick Murdoch – We have a lot on our plate and the roads are our number one concern. We hire a GM to take care of the roads and the board has other projects we work on to try to better the community.

VII. Treasurer's Report – Chris Anderson – The GM, Don Morris finished the budget yesterday, so Chris Anderson, the Treasurer, hopes to meet with the Finance Committee next week. We only have two more month for this fiscal year and we've only used 73% of our budget for the year to date, so we're saving money somewhere, so that's a positive nod toward the GM using his budget well.

Bank Balances as of April 17, 2017:

Total Checking, Savings, Investments and Bond Reserve: \$6,600,578.33

Total Accounts Receivables: \$2,585,814.53

In January 2017 HPPOA billed \$2,722,568.00 for Road Maintenance.

As of March 31, 2017, we have received \$1,756,539.87

VIII. General Manager's Report – Don Morris (in absentia due to illness) – HPP BOD GM Report (as read into the record) - Aloha, thank you for all the road maintenance and safety requests this past month. We have been making real progress on the backlog of requests this past month thanks to the new grader. The road crew is down to 65 requests. We were at about 350 requests last month. Please keep sending in your maintenance and safety requests. It helps us to identify problem areas that we may not be aware of otherwise.

Equipment: All equipments is running fine at this time except for the grasshopper mower. We took the engine out of the mower and dropped it off at the machine shop to replace the lower bearings. The cost should be around \$2,000. We continue to do the daily maintenance and repairs on all other equipment.

Dust Abatement: We have started the prep work for 23rd and 25th between Maku'u and Paradise. We are cutting back the trees to widen the road, then bust down the high spots and fill in the low spots to prepare for the 1½" base course.

Mowing: Grasshoppers continues to mow the main roads and cut back the corners. The road crew mowed 70 miles of roadway easement.

Weed wacking: Road crew weed wacked 20th to 15th Maku'u.

Gravel, Graded & Rolled: 30 miles of road

Water: 72 miles of road

Rubbish Pick-up: 2.75 tons

Dead Animals Removed: 5 pigs

Abandoned Vehicles: 3 vehicles towed away

Signs Replaced: 3 stop signs

Safety Report: No accidents or injuries for the past 33 months. Thank you for our support.

IX. Committee Reports (Chair to give 3 minutes report: Motions must be provided in writing)

Bylaws – Chair Milton Pavao – no report/not present

Elections Chair - R. Mizuba – we have to have a discussion about ballots because we are looking at ballot stuffing starting tomorrow, but they aren't ready to go in their entirety because there is only one district in which two candidates are running. They did not want send ballots to districts not having more than one candidate because of the cost, but that was discussed and decided that it still must be sent out as a ballot because otherwise it would be circumventing the actual voting process. The person they arranged to do the ballot counting wants \$550, but since only one district will need an actual counting beyond actual votes for the one person, the election committee felt that the \$550 fee to count one district was excessive

Equity Road Fees – Chair Peter Frost – No report/absent

Mailbox Chair R. Mizuba – we postponed the mailbox committee to may 11 because there's nothing new to report. Honolulu contact has been contacted, but no response yet. They had asked for all addresses in the park and we can help with that, but we want to know what they are willing to provide. Corrugated tin place for mailboxes a possibility. Still working on getting mailboxes for everyone. No 1295 yes 675, but many wanted. The people who voted no have mailboxes so their concern, but the office is receiving checks. Majority of votes. 105 checks were returned because we couldn't accept their checks. No vote from membership and priority is on roads, but they are two different issues. If you have a box – we don't want one.

PMAR – Chair L. Bronson –Crelly – continues to meet on Tuesdays at 4 p.m., except when we attend ad hoc community development plan and connectivity meetings.

X. Community Resource Report – Judi Houle (Albizia, Fire Ant, Emergency Access Team)

Neighborhood Watch has taken over management and cost of the **Food Pantry**. We fill 96 bags of food and have covered for the insurance for the use of the facility.

We have the Albizia Workshop on the 3rd Saturday of every month, with the next one on May 20th – over 400 residents have been helped in the park. Come ask questions and after the workshop, we go out and help residents with their albizia trees.

The Neighborhood Watch, the Emergency radio team, along with CERT and the emergency action committee are having a training to prep for a hurricane disaster. The radio team will write reports to get to civil defense and then on to main command center in Oahu. We are here to help if there's an emergency or disaster that comes our way. On May 27 – Markers on streets and poles along with people wandering with radios will be the volunteers doing their disaster exercise.

Leilani Bronson-Crelly: Added info about the food pantry, which is only for HPP residents because we have a very small budget from the donations of people who live here in the community. We have a very small amount of money, but it's for our community in need.

XI. Owners' Input (Three minute testimony per lot owner; please submit written questions for which you require a response)

Bruce Derrick – District 1 – would appreciate if board would look at the bylaws – been a member of finance committee since June and we've had nothing as far as budget, which is to come from fiancé committee – road material ran out and some money went somewhere else.

XII. Old Business

1. **Special Extra Burden Road Maintenance Assessment, Set Policy – Patrick Murdoch** – Jeff Newman, a community member came last month concerned about this Assessment and it's impact on him. A discussion occurred about defining what it is, and the need to set out the procedure. He specifically owns 11 acres of orchid cultivation and is mainly shipping, so he is opposed to this because he doesn't use the roads much with his business, yet it would be a large burden of payment based on the present suggestions of how it is to be set up. The D9's ruin the roads. Chris Anderson (District 8) moved to eliminate this – discussion occurred. Where do you draw the line and it's going to create so many issues. Neighbors telling on neighbors is not good. We have a lot of outstanding dues out that that need pursuit. A B&B is concerned about being a legal business. Businesses that use an extraordinary amount of our road services need to pay for damaging them. Someone noted seeing Sanford blazing up Maku'u the other day and often as do other businesses like that. It's not to penalize some people. One Board members suggested to make it a fee per cars on lots. Where do you draw the line? Discussion of how to implement this. We need to either develop this policy or pass it to the next Board in July. **Ruth Mizuba (District 2) moved to assign the implementation of the Special Extra Burden Road Maintenance Assessment fee to the new board in July and ask the staff to investigate what businesses there are in the Park. Pat Murdoch (District 9) seconded the motion.** Discussion: there's a lot to do for end of the year and legalities. It needs to be implemented in 2018, so it can be worked on and refined. **Vote: Yes-6, No-1 (Chris Anderson), Abstain-0. Motion carried.**
2. **Appoint Board Members to Replace Open Seas for districts 6 and 7, Terms to Expire June 25, 2017 – Board**
Two people came to discuss two candidates being appointed tonight. We need to seat in 60 days.
 - Keoni Kai – Longtime resident, 30 years as firefighter – was in 7 years in wars as a CB – Has a PHD, decided when he retired after sixth war as a CB. Aware of the road conditions and how to help them. Chose this island

to live because he was working here. He wants to help in any way and welcomes consideration to try to help out our community.

- Thomas C. Burnett – Has a doctorate in biology, was a forensic scientist for L.A. County and is a Marine veteran. Has a Hamm license. Has run neighborhood watches in past. He is a CERT instructor. Decided that since the Board does have a quorum and the 60 days to fill director position requirement is for officers, he doesn't feel then that he can give assistance to the three meetings that he'd be on the board to fill until end of year and withdrew his application with thanks. **Leilani Bronson-Crelly (District 5) moved to appoint Keoni Kai to replace the open seat for District 6. Mike Dickerson (District 4) seconded the motion. Vote: Yes-5, No-0, Abstain-2 (Chris Finley, District 3/Larry Kawaauhau, District 1– both were out of the room for the vote). Motion carried.**

Break at 7:51pm –

Keoni Kai took the Oath of Office.

3. **Update on Re-Financing of the Bond- Don Morris and Chris Anderson** – no update, GM is waiting a call back from bank and if no call he will begin shopping for another option because we have six months to get our financing in place before the interest rates go up.
4. **Update on Department of Health Notice of Finding of Violation (Fugitive Dust) – Leilani Bronson-Crelly** – She met with HPPOA's attorney. She needs help creating a video with a car creating dust on a dusty road to show the various amounts of dust created depending on the speed of the vehicle.
5. **Upgrades to HPPOA Web Site (www.hppoa.net) and Social Media** – Tabled from 3/15/17-
6. **Neighborhood Watch Rental of Activity Center for Monthly Swap Meet – Board** – Rent they pay now and should be charged was discussed. Judi Houle was asked about the funds from the swap meet. Profits are used to purchase supplies for cameras, radios, tee shirts, handouts, magnetic signs for the watch cars, and other things going right back into the community. It's \$20 per month. A team of volunteers drive through the community using their own gas. Someone reported that five wooden tables were missing and the GM was concerned about those tables having gone missing.
7. **Encroachment of Invader, Request for Volunteers – Patrick Murdoch** – Anyone willing to work with getting rid of the albizia ruining the roads. We need to approach the lot owners with trees ruining the road. Judi Houle and the albizia invasive species people are willing to work with them. Patrick Murdoch will go to the May 20th Albizia workshop at 9am Saturday to see about addressing this problem. Bruce Derrick stated that In 2006 the board voted to have the albizias removed and charge the lot owners.

XIII. New Business:

1. **Proposed Non-judicial Foreclosure Process on Past Due Road Fees – Chris Anderson** – We are proposing to take ten lots and foreclose on them. If we take possession of the lots, we are responsible for the legal fees, but if the owners pay up then we recover fees. It will cost a little up front money. We have 1.8 million in outstanding back fees. If we take the lot, we auction the lot for the fees and gets some revenue in, but keeps the association out of the real estate business, but get fees for road fees. Hopefully the word will get out and people will pay before they have their property foreclosed upon. There was some concern even though the foreclosures will go straight to auction, so some wanted to start with just a couple to three lots to see how it goes first. A discussion ensued. Send a letter to the Property owner and tell them they must contact you by a date or you will foreclose. **Jeff Finley (District 3) moved to retain DeVries & Associates to enforce the association liens and budget \$10,000 for that purpose. Chris Anderson (District 8) seconded the motion.** Discussion: Chris Anderson will be the liaison. There is an amended judgment case that includes foreclosure proceedings shall not be permitted. **Vote: Yes-7, No-1 (Patrick Murdoch), Abstain-0. Motion carried.**

2. **Request by State Department of Transportation, Right-of-Way, for Release of Reservation** - Patrick Murdoch – Jeff Finley and the GM had a conference call with DOT. They are taking a small portion of some lots for which HPPOA is on the title, for the widening and improving of shoulder lanes on 130 hwy. The Association has a lien on one of the four lots and it won't affect our lien on that property. The DOT is taking possession and have dealt with the property owners in regards to this matter. **Patrick Murdoch (District 9) moved to sign off the DOT's partial release of reservations of the lots known as TMK 31-5-36-116, 31-5-36-117, 31-5-36-119, 31-5-36-120, A, B, C, and D with signing to be done by Patrick Murdoch (District 9) and Ruth Mizuba (District 2) for HPPOA. Chris Anderson (District 8) seconded the motion.** Discussion: only one of the lots has an encumbrance, but all four have to be signed off on. **Vote: Yes-8, Unanimous. Motion carried.**
3. **Proposed and Preliminary Budget FY 2017-18 Proposals – Don Morris – Tabled due to his illness**
4. **Results (Tabulation) of the Mailbox Survey sent out January 2017 –Don Morris (in Absentia)–** 1295 no's, 678 yes's. There was some indication that those against mailboxes for the entire community already have mailboxes in the park.

8:52 Larry Kawaauhau (District 1) – left for work

5. **Service Awards Selection – Create a Committee to Oversee – Board – Tabled**
6. **Propose that ballots be mailed for contested races only – Leilani Bronson-Crelly – Chris Anderson (District 8) moved to mail out all ballots, so there is no confusion. Ruth Mizuba (District 2) seconded the motion.** Discussion: Post cards were proposed to be sent to all non-contested districts. Leilani Bronson-Crelly disagreed with this decision because of Article 8 section 5F – ballots must be received and counted by June. It's a right to vote. It's unfortunate that it costs a lot, but to be counted, it requires the 8-½ x11 sheet and it has to be mailed out as on the proposal. There was a discussion of how to get them sent out and yet save money for the single running districts. **Vote: Vote Yes-5, No-2 [Patrick Murdoch (District 9)/Jeff Finley (District 6)], Abstain-0. Motion carried.**
7. **Select Group to tabulate the ballots for Elections 2017 – Leilani Bronson-Crelly – Leilani Bronson-Crelly (District 5) moved to consider Nanawale Community Association to tabulate the HPPOA election ballots for \$100. Chris Anderson seconded the motion. Vote: Yes-7, Unanimous. Motion carried.**

XIV. Correspondence:

1. **Letter from Sherri Thal, Lot Owner – Tabled**

XV. Announcements:

Candidates' Forum: 5/5/17 at 6 p.m. to 9 p.m.

Regular BOD Meeting: 5/17/17 at 6 p.m.

General Membership Meeting: 6/25/17 at 3:00 p.m.

XVI. Adjourn to Executive Session (Legal)

Chris Anderson (District 8) moved to adjourn to Executive session. Jeff Finley (District 3) seconded the motion. Vote: Yes-7. Unanimous. Motion carried. Meeting adjourned at 9:09 p.m.

Respectfully Submitted and Approved:

 Susan Bambara, Recording Secretary

 Leilani Bronson-Crelly, Secretary

 Date

 Date

BOD Special Meeting Motions Log 4-19-17

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