

**Hawaiian Paradise Park Owners Association  
General Membership Meeting  
DRAFT – Minutes of June 28, 2009 – DRAFT**

- I. **Call to Order.** Vice President Frank Annin called the meeting to order at 3:00 pm, and went over the ground rules for the meeting. He introduced Board members in attendance.

**Attendance.**

**Members.** Bobbie Alicen; Frank Annin; Karen Annin; Erhard Autrata; Norma Bell; Walter Bell; Tim Blakley; James W. Brown; Glen Calvert; Doris Carlson; Wilbur Carlson; Jerry Carr; Gail Clarke; June Conant; David Fithian; Valentina Fona; Peter Frost; Joan Galante; Mark Haven; Michelle Higgins; Jerry Horsfall; Nadine Horsfall; Theresa Jackson; Herbert Kamada; Jude LaChance; Ken Lakewood; Julia M. Lindbergh; John Maloney; Ken McGilvray; Michael McMillan; Caroll Mullin; William Newman; Wes Peters; Det Picher; Tom Picher; Larry Pirtle; Bob Rainie; Ahmed Rifi; Gyongyi Szirom; Hauge Thomas; Rod Thompson; Makana Tomono; Ron Vizzone; Dale Watson; Chuck Webb; Robin Wright

**Guest.** Rep. Faye Hanohano.

- II. **Minutes.** The minutes of the meeting of February 22, 2009, were reviewed.

*It was moved and seconded that the minutes of the meeting of February 22, 2009, be approved. The motion was approved unanimously.*

- III. **Guest Speaker.** Rep. Faye Hanohano summarized the results of the most recent legislative sessions and responded to questions from the audience.

- IV. **Announcements.**

- A. General Manager, Kaniu Kinimaka-Stocksdale, introduced members of the HPPOA staff in attendance.
- B. Kaniu announced that Keone McAllister was the newly-elected Board member from District 8.
- C. Kaniu announced that there is an opening in the Board for a member to represent District 7. She noted that the Board member would be appointed by the Board and did not necessarily have to live in District 7.

- V. **Treasurer's Report.**

Ken McGilvray presented financial information as of the end of May 2009. He also introduced the budget for 2009-2010. Of note in the budget is that Depreciation is now carried below the line in accordance with generally accepted practices. He stated that the budget should be in compliance with the requirements of the roads bond. Ken also noted that the item related to transfer of funds to the non-roads budget has been reinstated this year in accordance with requirements of the Bylaws.

- VI. **General Manager's Report.** Kaniu Kinimaka-Stocksdale outlined what she had done since the beginning of her 6-month contract with HPPOA. Among the items discussed were a reorganization of the office's physical space, preparation of a Board motions log and Owner Input log; and streamlining the process for responding to owners' concerns.

- VII **Committee Reports.**

- A. **Bylaws Committee.** June Conant reported that the Bylaws Committee anticipates having a draft of the Bylaws to present at the October 2009 General Membership meeting, with a vote to take place in February 2010.
- B. **ENET.** There was no report.

- C. Neighborhood Watch. Jerry Carr said that Neighborhood Watch is vigorously recruiting volunteers. He asked that owners and residents volunteer even if it's just for a few hours a month. He also reported that the Neighborhood Watch now has 2 engraving units that owners can use to mark their valuables. These can be checked out on loan from the office beginning July 1, 2009. Finally, Jerry reported that the Swap Meets are growing and invited everyone to attend either as a vendor or buyer. They are held the second Saturday of every month from 6:30 to 11:00 am.
- D. Paving. Ken McGilvray reported on the paving progress, as well as on progress in ensuring that all road fees are collected. There was a question related to paving criteria, and Ken explained that some of the considerations that have gone into the decision-making process include population density, traffic count and maintenance costs. Some roads with lower density may still be candidates for paving if maintenance costs are extremely high due to problems with that road. Ken responded to another question by stating that we have been paying in the area of \$225,000 per mile for the paving. In response to a question about how much interest is paid, Ken noted that there is a Debt Service line in the expense report.

**VIII. Unfinished Business.**

- A. Responses to Owner Input. Kaniu Kinimaka-Stocksdale explained that she and the staff are still working on the content of the report, but that the format and process for updating it have been completed.

**IX. New Business.** There was no new business.

**X. Owner Input.**

Chuck Webb questioned whether mowing was satisfactory. Kaniu Kinimaka-Stocksdale stated that she is working with the roads crew to create a plan for mowing as soon as the mower is functioning properly.

Peter Frost noted that there has been damage done throughout HPP by heavy equipment and bulldozers and said that he felt that HPPOA needs to help with enforcement to ensure that property is not bulldozed pin to pin, which is illegal. He also stated that heavy equipment damages the roads and operators of that equipment should be required to pay road use fees.

Michelle Higgins asked why there was no notice in the Tribune-Herald about this meeting. Kaniu Kinimaka-Stocksdale noted that the staff had sent this item to be published and did not know why it had not been included. Michelle also noted that she had requested information about staffing and position descriptions and she had never received them. She also asked for an update regarding the new accounts receivable database. Kaniu said that will be reported at the next Board meeting.

Ken Lakewood said that he lived at 17th & Railroad at Maku'u. At one point Railroad had been blocked off with a sign that read, "Road ends in 500 feet." It's no longer blocked off and has become a thoroughfare again, with noise and trash once more an issue. He requested that it be blocked off again.

Jim Brown, referring to Jeff Spaur's posting on PunaWeb, said that there was to be full disclosure regarding the appointment of Kaniu Kinimaka-Stocksdale as General Manager. However, it appears that this has not been done. *Frank Annin responded as follows: Kaniu Kinimaka-Stocksdale is a contractor not an employee; her contract runs through the end of November 2009. Something needed to be done quickly, and the Board decided hiring Kaniu Kinimaka-Stocksdale on a contract basis only, with no benefits and for a 6-month period, was the best solution at the time. We are still taking resumes for the position of General Manager. If Kaniu wishes to submit a resume, she will be considered just as anyone else would be.*

Bobbie Alicen asked about the criteria for candidates. *Frank Annin said that the qualifications for General Manager are as outlined in the Bylaws. There were discussions in Executive Session that cannot be brought out into the open without approval of the Board.*

Rod Thompson said that he had been informed that Kaniu Kinimaka-Stocksdale had hired new staff who were her relatives and asked if that was true. *Kaniu Kinimaka-Stocksdale said that no staff member is a relative of hers, and that the only person who had been hired was a part-time Activity Center caretaker, to replace an employee who left.*

(Member's name unknown) said that she had been told that maintenance fees were collected to pave roads. She now understands that her road will not be paved, and asked why her fees were not lowered to account for this. She also asked what would be consequences if HPPOA defaulted on its loan. *Ken McGilvray responded to both questions. He said that roads fees are collected to maintain all the roads, and that they are not just for paving. He stated that the bond-holder based its approval of our bond on stream-of-income, not on specific collateral.*

William Newman stated that he was concerned about the total amount of interest we would be paying. He asked that, when we are stating the cost of a mile of road, we add the interest we are paying into the figure.

Jerry Horsfall said that 24th and Maku'u is a very dangerous intersection, and asked if HPP has considered installing a convex mirror at this intersection.

David Fithian invited all those in attendance to attend the regular Board meetings where they will find that many of the questions that were asked during this meeting have already been answered.

Michelle Higgins thanked the Board for its work.

- XI. Next Meeting.** The next General Membership meeting will be on Sunday, October 25, 2009, at 3:00 pm at the Activity Center.
- XII. Adjournment.** The meeting was adjourned at 5:20 pm.

Respectfully submitted,

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Dale Watson, Board Secretary

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### Motions Log

*It was moved and seconded that the minutes of the meeting of February 22, 2009, be approved. The motion was approved unanimously.*