

**Hawaiian Paradise Park Owners Association
APPROVED – General Membership Meeting Minutes
June 26, 2016**

I. Call to Order: President, Craig Crely (District 6) called the Board of Directors meeting to order on June 26, 2016 at 3:13 p.m. Quorum was established. The meeting took place in the HPPOA Hui Activity Center.

II. Roll Call:

Board of Directors: Craig Crely, President (District 6), Dr. Jo Maynard, Vice President (District 5), Paul Wheelless, Secretary (District 3), Ruth Mizuba (District 2), Randi Larzalere (District 8)

Absent: BJ Mullenix (District 9), Francis Ganon (District 1) Janice Ashford, Treasurer (District 7)

Guests*: Alphonso Bandur, Diane Barrett, Michael Bernard, M. Borge, Floyd Branchfield, Herlinda Broadgate, Lee & Margaret Brunner, Kerry Burrell, G. Calvert, Marsela Cani, Sandra Collins, June Conant, Leanna Connelly, Steve Crawford, Craig Crely, Linda Deehr, Bruce Derrick, Beth Evesong, David Filing, Jeff Finley, F. Finn, David Fithian, Bridget Haley, Hope & Barry Henry, Judi Houle, H. Huitt, Richard Koval, Sheldon Lehman, Jo Maynard, Jay W. McClure, Ken McGilvray, Robert Merrill, Ruth Mizuba, Earl Nicholson, Debra Nicholson, Linda Penn, T.A. Picher, Mary Porter, J Powers, Rehacek Trust, John Rudolf, John D. Seastrom, K.M. Shaw, Jerry R. Sodan, Richard Solie, Mayelin Stillwell, Terri Stratton, M.E. Thornton, Ingrid Tillman, W & K Tilton, Michael & Angel Vines, Dave Walker, Paul Wheelless

***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

Ruth Mizuba (District 2) moved to approve the HPP General Membership meeting agenda. Dr. Jo Maynard (District 5) seconded the motion. Discussion: Amendments, additions, changes and typo corrections were noted. **Kelly Finn moved to approve the agenda as amended. Jerry Sodan seconded the motion. Vote: Yes-40, No-3, Abstain-1. Motion carried.**

IV. Approve Past Minutes – Agenda was amended to postpone Minutes Approval to later in the meeting. **Jeff Finlay moved to approve the past Meeting Minutes after New Business. Jerry Sodan seconded the motion. Vote: Yes-45, No-0, Abstain-0. Motion carried.** Quorum was ultimately lost during the meeting before the October 25, 2015 and February 28, 2016 General Membership Meeting Minutes were approved.

V. President's Report – Craig Crely – Highlight's of the Past Board – Thank you to all for coming and participating in this meeting process. After tonight, we have four new people on the board and I'd like to see mutual respect between the board and the membership. The funds to asphalt the roads are exhausted. The loan will not be paid off until 2027. Chip sealing: They have completed two miles of chip sealing with plans to do approximately 12 more miles I the next year or so. The Hawaii Department of Health is still inquiring as to what the dust mitigation plan is, and I'd like the GM to give us a plan of what road he will be chip sealing so that we can share that information to the members and the DOH. We will be sending a letter to the Department of Health telling them that HPPOA has completed two miles of chip sealing and will update them every time another mile has been completed. We have had two Fugitive Dust Committees analyze the dust issue and this was how to most quickly and cost effectively fix this on-going costly issue, especially with the threat of huge daily fines from the Department of Health including the 2010 penalties. Something had to be done and this was the decision made as part of dust mitigation. The Playground turned out to be a good investment and the community has come out in force to use it since it's opening. Road Striping is planned for in next year's fiscal budget and Arbitration is still pending.

VI. Treasurer's Report – Janice Ashford – Per her Notification at the May Board meeting, the Treasurer was off Island.

The following information is from the June Board of Director's Meeting:

Bank Balances as of the end of May 2016:

TOTAL Checking, Savings, Investments and Bond Reserve:	\$6,858,545.87
TOTAL Accounts Receivables:	\$2,394,474.53
TOTAL Cash Accounts	\$6,858,545.87

VII. District 5: Announcement - Mayelin Stillwell asked to make an announcement that two ladies have initiated a recall for the District 5 Representative and stated that they would elaborate as to their reasons why.

The District 5 Representative, Dr. Jo Maynard, responded that the issues were mute and two years old, adding that it feels like harassment because it has already been resolved. Dr. Jo Maynard further stated to Mayelin Stillwell that her accusations are not factual.

VIII. Old Business

1. Chip Seal – Chip Seal: Mayelin Stillwell stated that if things had been resolved to her and two unmentioned ladies, then they wouldn't be initiating a recall. She stated that she is here to give more information and question Board transparency about the expense of the project. She felt being ignored had harassed her and hopes the new Board is better. She felt that the membership's voice had been taken away by the Board doing their job of making a decision about how to handle the dust abatement without getting more owner input and giving the membership more time to analyze and decide what they wanted to do. She felt it could be a potential money pit and she wanted to see the actual report from the Department of Health. She noted that the board has been attempting to be more transparent by stating that each road would cost about \$50,000 and \$350,000 for first phase, but she felt that was inaccurate because it doesn't include other costs she listed. She had a list of complaints including things that she felt were being neglected because the road crew was working on the chip seal dust abatement project. She was concerned about the budget for striping and reflectors questioning if maybe hiring professionals to do it would be better. Wanted to let 23rd be a real test and survey the residents in a year's time -- wait a year and then give a report to let the membership decide whether to chip seal, take care of safety and use the funds for maintenance.

2. HPOA 20 Acre parcel for Albizia removal - Judi Houle – spoke to GM and wants to let the GM decide. They will find a good arborist for the community, but noted that it's very expensive. She stated that she trusts the GM's judgment and that he will be as frugal as possible. She noted some areas around the community center needing trim and preparation for removal and to be done before the 20-acre parcel, then they will focus on main roads. It's going to cost a lot and we're going to have to decide a budget on this and how much can be allocated to this big expensive problem. A discussion about albizias, treatment and eradication ensued including overhanging on to street trees and removal needs. If you don't kill them all they come back in six months, and don't bulldoze, you create a crop of new albizias!

3. Park Development Committee – Ruth Mizuba – A 20 acre parcel at 26th and Kaloli is the proposed location and a Final Report from this committee is available in the office. It will be provided in increments with first increment to include having a rest station, open pavilion, catchment water, restrooms and start with a walking path. As the phases expand to softball fields and useable for soccer, they plan to pave part of parking lot to be in compliance with disability act. A state park is also in the plan. To involve our youth and have them involved with planning, a Skate Board area was planned along with softball for youth and seniors, which may need another ball park. She explained there were many differing ideas, but community garden was nixed by the county as not to be encouraged. Many at the meeting like one woman's suggestion for a Beer Garden, like in Germany, so that people can come together to meet, greet and eat together. It's going to take a few years, but this proposed park of some type is included in master plan in two years and council approved it. Liability and county covering that insurance was discussed. This plan the committee came up with was based on HPP survey. A discussion about the county having a park by the ocean, in HPP, that they don't take care of, but the county conceded that if this park is built, it is aware the little beach park has been neglected, so they propose that as the maintenance is provided for this new proposed park then that little beach park will be given more attention.

IX. New Business

1. Community Resources (Albizia, Fire ant, Emergency Action, Playground, Neighborhood Watch) – Judi Houle has lived over 27 years in District 9 and she volunteers to help her community with so much kindness and enthusiasm. The Board wanted her to know that nothing is changed as far as her duties, simply clarifying that each of these resources started as a committee, but have morphed into a Community Resource.

There will still be an **Albizia Workshop on the 3rd Saturday of every month. Next one on July 16th at 9am** outside with all meeting at the front office because there's a party scheduled in the Hui. Big Island Invasive Species will be here and answer questions. After the workshop they will assist residents who signed up to get help. If you have Non-hazardous trees, we can help you if you sign up.

They have started **Little Fire Ant workshops** and have had two so far. They are held on the last Saturday of the month and because the last one had such a large turnout, this upcoming one on July 30th will be held in the pavilion at 9am. They will learn what to do to get rid of fire ants effectively with discussions about baits, toxicants, barriers, and how to use them to be effective. Organize with your neighbors to work together. Some people on 3rd will be getting help and have already signed up as they have been working together in groups.

Emergency Action – This is an important group especially in the aftermath of hurricane Iselle. They recently had a catastrophic event drill to practice what to do in an emergency when there are no phones or power. We were lucky no one was killed. We are ready to help and have an emergency radio team put together with CERT to include net control and reporting on streets to relay to emergency operation at civil defense. Thanks to all the volunteers.

Playground: We spent the budget given of \$15,423.78. We spent it wisely and could have used more. Purchased a Commercial grade play set and swing set at \$11,000 for them. They managed to get fencing supplies, posts, cement, and some labor with very little paid for, but given or volunteered done. We would like to do more, but we're out of money. It was noted that it needs a couple more signs to remind adults that this playground is for small children (some had been caught playing on it!). Judi stated that she can get donations for shade as pergolas, but needs to know what the community wants and what the board will allow. It was closed for a maintenance check and they put in stronger bolts than what it came with and that was paid out of their own personal pockets. Grand opening party had hundreds show up with little children. Special thanks to the community members who volunteered to make this happen including Leilani Bronson-Crelly, Randi Larzalere, David Prager, June Conant. Thanks to Joann Boland and Ken Shut who did face painting at the Grand opening party, Pamea who did the very moving and beautiful Hawaiian blessing, with special Thanks to Peter Houle and Steve Quaccia who volunteered all their time to construct both the play set and swing set. These two men volunteered all their valuable time and it was deeply appreciated by all.

Neighborhood Watch: Neighbors helping neighbors is what it's all about. They meet the first Saturday of every month. We listen, understand and try to find solutions. Training after next meeting. Volunteers get cool things to help in their volunteer efforts -- security cameras free with a deposit when you join our network. Crime rates are at the lowest ever in our history! Thanks All!

2. Conflict of interest policy – tabled for Board of Director's meeting

3. Election Results Announcement – Following are the election Results for those Districts who had to elect new Representatives:

District 1: Larry Kawaauhau
 District 4: John Rudolph
 District 6: Randi Larzalere
 District 8: David Pettijohn
 District 9: Floyd Branchfield

4. New Board Members will take the oath of office after this formal General Membership Meeting adjourns.

5. Elect Finance Committee (two members) – A discussion occurred regarding the wordage 'two members' versus 'at least two members' and it was decided to elect more than two:

1. Ken McGilvray, 2. Steve Crawford, 3. Bruce Derrick, 4. Chris Stark, 5. Shawn Merrill, 6. Richard Solie, 7. June Conant

Dick Koval moved to approve these (above listed 7) people to serve on the Finance Committee. Jerry Sodan seconded the motion. Discussion: A member wanted to hear why they each think that they would be good on the finance committee. Those called upon to speak, who did were as follows:

Shawn Merrill – wants to be part of the committee to help and because she has experience including having been on an HOA in her past community. She was a retail manager, running big box stores, then went into maritime law, wants to be a voice and part of the community. Doesn't agree with everything, but will be impartial to help, stating that until she will speak up when she has a solution or suggestion in which she will present something concrete to help decide what's best for the residents as a whole community.

Steve Crawford – served on the finance committee for three years, in a row after his arrival a few years ago. We're a big business and I have to create a budget. He stated that his personal investments allowed him retire at this early age. He wants to be on it to be the eyes and ears on how the board is spending the money, to advise the board in order to help assure finances go smoothly.

Ken McGilvray – here since 2008, retired, owned and operated his own business for 23 years and had to make payroll. Was the treasurer on the board in the past and states he has an understanding about the bond from 2006. Stated that he was on the finance committee and was kicked off in December along with Mr. Steve Crawford, so then we took the board to arbitration - Vote me back on to get the information back to you.

Bruce Derrick: District 1 resident for 10 years, small business owner for 14 years in Southern California, for which, he had to do payroll, finances, insurance, and such practices required for business ownership.

June Conant – Has been on the finance committee every year since the bond, except last year. Because the Bond's call date is coming up on January 1st of next year, she wants to help to try to get it refinanced. Stated that she had worked in the loan department of banks, and coming in right after the bond was done, she would have advised not to do it, but we can refinance it and that's my main goal.

Richard Solie – Accountant for 25 years in construction. Served on his condo association as President and mainly as Treasurer. Understands financial control, transparency, how money is being protected and spent. Good background and skills, which should be an asset.

A Community Member and Newly Former Finance Committee ask to be recognized and called upon to speak: Beth Evesong – Stated that she was a member of the finance committee and is not going to sign up, again, but that Ken McGilvray has misled them with his accusations about the actions of the finance committee. She refuted his statements by saying that there was no secret meeting in which Ken McGilvray, June Conant and Steve Crawford were removed. All the meetings scheduled were posted in November for all community to see. Members of the community were at that finance committee meeting where they were all three voted off the finance committee -- they are in arbitration against our community!!! Do you want someone who is party to arbitration against us to be on our finance committee and have access to our records while they have an arbitration against us? Thank you for your consideration.

A Community Member wanted to know more about the arbitration and the issues that caused contention, but the President stated that nothing has yet been resolved in arbitration, so that made it obvious that nothing further on that could be openly discussed at this meeting until that is resolved.

Joy Buenaventura called for the question. Sandra Collins seconded the call for the question. Vote: Yes-38, No-17, Abstain-1. Motion carried.

6. Reorganization of Committees – Discussed earlier under “Community Resources” which were originally Board Committees that completed their original tasks for the Board, but continued to be a valuable Community Resource, which will still be given time at Board meetings to report their activities and all their resources will continue to be made available on the HPPOA Website.

7. Elections: Announcement and information earlier, but there were a lot of questions about the Election, Ballots, Count, Count procedure, mailing, some kind of misunderstanding regarding a winner, who was then told he was not a winner, and who did what questions, but all questions remain unaddressed and to be investigated by the new, incoming Board due to not being on the Approved Agenda. Everyone was upset with who observed the ballot count.

X. Owner's Input (3 minute time limit, please!)

Linda Penn – Stated that a lot of her Albizia questions were answered. Noted that there is a tremendous amount of hostility in the meeting. “C'mon can't we all just get along!?”

Bridget Haley – Resident and now working in office again. Requests current and new board members to evaluate the real need for the committee, its activity and what they are actually giving back to the community, going on to state that, if they're not doing something then replace them with someone who does.

Shawn Merrill: I am a member of a committee and its' committee oversight. She stated that she, Dr. Jo Maynard and the rest of the group went through every committee and their mission statements. Also supposed to have a beginning and end date. Our mission was to have a plan to submit to county. It began it finished. Jo Maynard reached out to the committees asking who president was and who on those committees. The board is now reevaluating the committee.

Terri Stratton: We went to a meeting and there was parliamentary procedure. The Board member at the conference chose the other meeting, but I am offering a copy of the suggested form presented by the County Council's deputy to get our meetings back on track.

Mayelin Stillwell: Listening to the election items, it's concerning that this person thought he was on the board and went to the orientation with other new board members and then was told that he's not on the Board. She felt badly for him because he was informed so well past the counting of the ballots, which she felt should have been discovered before the orientation meeting.

Steve Crawford: He referred to things still being decided in his arbitration against HPPOA.

June Conant: Are the new people here? It would be nice to introduce them. She spoke of how she and her Boards handled past membership meetings, stating that they would get a GM report and noting not getting one this time. She spoke of her past tenure on nominating committee, how they did it, her stated willingness to help, but that it was misinterpreted and that she went at the announced time to observe and no one was there.

Joy San Buenaventura: Noted the recent public workshop given on how to have good meetings, noting that if a meeting is run right, they run smoothly. In state legislature we hear people complain all the time. We cut them off in two minutes. She suggested that the President needed to be meaner to keep order and cut people off when their time is up in order to keep respect to all in attendance.

Emails: If you want to be on her email list, so she can give you an email blast and send her newsletters, which also include information on community happenings.

XI. Announcements

- 1. Next Board of Directors Meeting: Wednesday, July 20, 2016 at 6 pm
- 2. Next General Membership Meeting is Sunday, October 30, 2016 at 3 pm

XII. Adjournment

Quorum was lost causing meeting to adjourn at 5:16 p.m.

Respectfully Submitted and Approved:

Susan Bambara, Recording Secretary

, Secretary

Date

Date

General Membership Meeting Motions Log 6-26-16

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