

**Hawaiian Paradise Park Owners' Association
APPROVED—Board of Directors' Meeting
Meeting Minutes
Wednesday, October 20, 2021**

1. Call to Order

Board of Directors' meeting called to order by Craig Crelly (District 6) at 6:02 p. m. Taken place at the HPPOA Activity Center Library. Social distancing and mask protocols were upheld.

2. Roll Call

Present: Corky Schoonmaker – District 2/Treasurer; Kenneth Helgren – District 4/Secretary; Kari Hoffman - District 5; Craig Crelly – District 6/Vice President; Chante Ching – District 7 (left the meeting at 8:00 p.m); Jim Marquez – District 8; Jeffrey Finley – District 9. Quorum Established.

Absent: Larry Kawaaauhau – District 1/President; Emma Hoglund - District 3

3. Approve Agenda (October 20, 2021)

Jeffrey Finley (District 9) moved to approve the meeting agenda as amended by moving item 9(a) "Vote on Covid-19 Vaccine Requirements and Implementation for future meetings" from "New Business", to "Approve Agenda", as 3(a), and implementing the item tonight in order to move the meeting to the outside space of the activity center. Karin Hoffman (District 5) seconded the motion. Vote: Yes – 1. No – 4 (D2, 4, 6, 7 and 8). Abstain – 1 (D9). Motion failed.

Craig Crelly (District 6) moved to approve the meeting agenda as amended by adding the words "paving 18th and Paradise to Maku'u, up to the archeological survey", to item 9(d) "New Business", by adding item(s); j "Mailboxes", k "Bond Discussion" and l "Set up for Membership Meeting" under "New Business" and by adding item e "Attorney response" under "Old Business". Kenneth Helgren (District 4) seconded the motion. Vote: Yes – 6. Abstain – 1 (D5). Motion passed.

4. Approve past minutes of August 18, 2021

Jim Marquez (District 8) moved to approve the past meeting minutes as amended by correcting the spelling of "Jeffrey Finley" on page 3. Kenneth Helgren (District 4) seconded the motion. Vote: Yes – 5. No – 2 (D5 and 9). Motion passed.

5. President's Report

None

6. Treasurer's Report

Treasurer Corky Schoonmaker (District 2) reported the following:

Checking, Savings, Investments and Bond Reserve is \$7,555,642.98

Accounts receivable is \$2,413,126.76

Accounts receivable balance was approximately \$2,250,617.23

Annual billing was approximately \$3,132,000.00

Allowance for Doubtful Accounts is \$625,545.30

There were approximately 73 property transfers during the month of July.

*As part of the discussion of the Treasurer's Report, Board Treasurer, Corky Schoonmaker (District 2) and Finance Committee Liaison to the Board, Chante Ching (District 7), agreed to review bank statements and provide confirmation that they have seen them, at the board next meeting.

Corky Schoonmaker (District 2) move to recess the meeting at 6:35 p.m. Craig Crelly (District 6) seconded the motion. Vote: Yes – 7. No – 0. Unanimous. Motion carried.

Karin Hoffman (District 5) moved to reconvene the meeting at 6:42 p.m. Corky Schoonmaker (District 6) seconded the motion. Vote: Yes – 7. No- 0. Unanimous. Motion carried.

7. GM's Report-Don Morris

Don Morris reported the following:

Paving project for 6th street Makuu Dead End, 14th Kaloli Dead End and 12th Paradise and Kaloli has been completed.

The C-88 two-way yellow reflectors for center lines of Makuu, Paradise and Kaloli Drive have all been completed. The road crew will be starting on Shower Drive and Pohaku Circle when the rest of the reflectors arrive.

Equipment: The Scag deck mower is down, waiting for parts, need a new Hammer for the Backhoe.

Mowing: The road crew mowed 89 miles of roadway easement with the sidearm and 18 miles with the deck mower.

Grading: Widen, dropped 1 ½" base course graded and compacted 10.5 miles

Hot Mix: Filled holes with AC hot mix on paved and chip seal road. Pohaku Circle, 33MDE, 32 MDE, 28 KS, 26 MP, 23 KS, 22 PK, 15 Makuu Main, 7MP

Water Truck: Watered 13.5 miles of roadway.

Weedwacking: Corners, signs, and mailboxes on Makuu 33rd to 27th

Rubbish Pickup: 1.25 tons .65 tons of scrap metal

Abandoned Vehicles: 10 vehicles towed

Safety Report: No accidents or injuries for the past 82 months.

8. Committee Reports (limit 3 minutes per Report)

All Motions MUST be submitted in writing

a. Finance Committee Report- Corky Schoonmaker (District 2)

Committee was unable to meet, no report

b. Community Resource Report- Judi Houle (Albizia, Emergency Access Team, Fire Ant and Neighborhood Watch)

Judi Houle reported that the Tropical Gardening Class was held on Saturday. The class was limited to 25 with social distancing protocols being practiced. The food pantry which is considered an essential service, served 450-500 families and individuals at the distribution and made 50 home deliveries. Next food pantry distribution date is October 26 at 1 p.m. The upcoming "Halloween in Paradise" event will be a drive-thru event (all participants will be required to remain in their cars) where goodie bags, food, candy and toys will be distributed, live entertainment will also be provided. Hoping to restart the Swap Meet in November.

Kenneth Helgren (District 4) moved to approve putting an announcement of the Halloween in Paradise event on the HPPOA website. Jim Marquez (District 8) seconded the motion.

Vote: Yes – 7. No – 0. Unanimous. Motion carried.

9. New Business

a) Vote on Covid-19 Vaccine Requirements and Implementation for future meetings

Taken out of order and discussed under "Approve Agenda"

b) Current make-up of Finance Committee and By-Laws Committee

Tabled to next meeting. Considering forming committee.

c) Jim Marquez presentation 20 acre parcels for future development

Jim Marquez provided a presentation relating to the 20 acre lots that were dedicated for certain uses by the developer at the time the subdivision was permitted.

d) Bids to repave Pohaku Circle and 18th and Paradise to Makuu, up to the archeological survey

Kenneth Helgren (District 4) moved to approve starting the bidding process to repave 300 to 400 ft. on Pohaku Circle from Shower up, and 18th Paradise to Makuu up to the archeological survey.

Chante Ching (District 7) seconded the motion. Vote: Yes – 6. No - 1 (D5). Motion passed.

e) Vote to replace hammer on backhoe and any other old construction equipment

f) Vote to approve purchase of John Deere UTV

Kenneth Helgren (District 4) moved to approve combining items (e) and (f) and using the \$126,618 in revenues from a CD towards those purposes. Corky Schoonmaker (District 2) seconded the motion. Vote: Yes – 7. No – 0. Unanimous. Motion carried.

g) Start a retirement fund for all employees of HHPOA

Board will consider: Christmas Bonuses and/or Health Savings Accounts

h) Need updated calendar of events the HHPOA must do on a monthly basis posted to website

Don Morris work on deleting old stuff and updating the website.

i) 2022 Road Fees

Needed for equipment and roads, last increase was 3 years ago.

Kenneth Helgren (District 4) moved to approve increasing the 2022 Road Fees by 10% (\$36 per year). Jim Marquez seconded the motion. Vote: Yes – 6. No – 0. Abstain – 1 (D7). Motion passed.

j) Mailboxes

For board review and comment, HPPOA Board Secretary Kenneth Helgren (District 4) distributed a letter he drafted dated October 20, 2021 and addressed to Ms. Veach of the United States Postal Service relating to increasing the number of mailboxes in Paradise Park.

Kenneth Helgren (District 4) moved to approve the amended draft by taking out the words; “is currently trying to establish” and replacing them with “has established”, in the third sentence. Craig Crelly (District 6) seconded the motion. Vote: Yes – 6. No – 0. Unanimous. The motion carried.

k) Bond discussion

The board discussed possible impacts of paying off the bond now and decided not to take any action at this time.

l) Set up for meeting

Karin Hoffman (District 5) and Jeffery Finely (District 9) volunteered to work at the registration table and welcome members into the meeting. Duties to include: Checking ID, Verifying Membership Standing, Checking Vaccine Cards, Issuing Paddles (1 per family).

Establish one-way in, one-way out in the meeting space to maintain social distancing and capacity limits.

Need to establish check in time and cut off time for registrations as well as masks and social distancing requirements to post to website in advance of the meeting. Membership Committee is limited to 50 maximum, on a first come first served basis. Proof of vaccination mandatory and CDC protocols to be followed by all. Also need to provide (6) security guards.

Kenneth Helgren (District 4) moved to post the information about the Membership Meeting to the website. Karin Hoffman (District 5) seconded the motion. Vote: Yes – 6. No – 0. Unanimous. Motion carried.

10. New Business**a) Basketball Hoops and Backboards**

Corky Schoonmaker (District 2) reported that the equipment has been installed at a cost of under \$500.

b) Update on Attorney in regards to By-Laws a NEW search started

Still searching

c) Update of street signs

Don Morris (General Manager) reported that the road crew are assessing signage needs. Karin Hoffman (District 5) requested placing larger signs on all street intersections identifying the street numbers.

d) Update on Survey and Fencing on 17th St. also New Cameras on HPPOA property

Don Morris (General Manager) reported he is continuing the search for a surveyor to conduct the Scientific Survey, that fencing project is ongoing and that the New Camera RECEIVER was stolen, not the cameras.

e) Attorney response

Moved to Executive Session

12. Announcements:

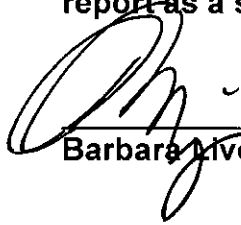
Next Board Meeting is November 17, 2021

Next General Membership Meeting is October 31, 2021

13. Adjourn to Executive Session – to discuss legal and personnel matters.

Craig Crelly (District 6) moved to adjourn at 8:58 p.m. Corky Schoonmaker (District 2) seconded the motion. Vote: Yes–6. No–0. Unanimous. Motion carried.

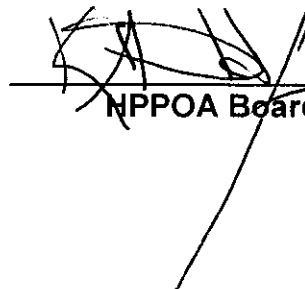
I, Barbara Lively, undersigned as an independent neutral third-party, present this report as a summary of these events to the best of my ability.



Barbara Lively, Recording Secretary

12.15.2021
Date

Upon acceptance,



NPPOA Board Secretary

11.29.2021
Date