

Presidents Corner

April 2023

Kari Hoffman, President

Aloha Members,

I'm proud to report the following progress since my last report in March 2023.

OFFICE & PERSONNEL

- We have received \$1.3 million in payments during the month of March bringing our total collected to \$2.4 million of the \$3.4 million billed. We still have 2600+ owners who have not paid, if you have not received a statement, please call the office to check what address we have for you. Maintenance fees were due by April 1st and are now being charged finance charges monthly.
- We have hired the GM; the Board has hired Larry Torres as the new General Manager of HPPOA. Larry comes with 23 years of military experience, raised in HPP he has a lifelong tie to the community and is now raising his own family here. We welcome Larry to the HPPOA team and will give him the tools needed to run the Association as it should be run.
- We have also hired a bookkeeper, John Markl, to work with Bonnie in the office on a part-time basis. He will start Monday, May 1st. The Administrative Assistant position is in the interview phase, we hope to have that position filled by mid-May.
- The BOD is working to solicit bids to perform the annual audit required each year by the bonding company. We plan to have bids at the May 17th meeting to review and vote on.
- The Board voted to approve the new employee handbook the Human Resource Committee has been working on with the assistance of our legal counsel. The new handbook goes into effect on May 14th, 2023. Larry met with all current employees and went over the new handbook; they were all given one to review.

ROADS

- Civil Construction has completed the 4th Ave paving job between Kaloli and Paradise. Grading began on the second mile of 4th between Paradise and Makuu. They hope to start paving that section in the first week of May. They will start next on the Pohaku Drive paving job when completed with 4th Ave.
- The road crew has been busy dropping 2452 tons of rock and rolled 5.7 miles of gravel roads, graded an additional 6 miles of gravel roads and filling in potholes on paved roads with 27 ton of asphalt patch mix. After our 4 weeks of rain the mower is working hard to catch up on mowing. They are currently around 13th Ave working their way to the highway.
- The new to us, used, 2016 Backhoe has been purchased and delivered.
- Our Water truck tank was been leaking but is now repaired.

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- New signs (Stop, speed limit & Dead End) have been ordered and received. The crew will begin replacing signs as needed and putting up missing signs in May.

FORENSIC ANALYSIS

- The Board is still reviewing the 58 spreadsheets supplied by Mr. Von Guenther and will report to the membership at the June members' meeting any findings.

MAILBOXES

- The Board of Directors (BOD) was updated on the meeting held with the USPS, Brian Egan (BOD Liaison) and me. The USPS requested the preliminary site locations and cluster box plans that the Board had approved. The 20-acre parcel plans as well as roadside clusters plans were sent to the USPS. The post office stated the need to have all boxes sequenced by street address; that HPPOA will be responsible for replacement and maintenance of the boxes provided (but not the locks and keys) and highly recommends that they be covered with a roof; that the safety of their mail carriers and the owners picking up their mail is their top priority in the location of the boxes with the preference to have them off the main roads and in 4 – 6 locations. They agreed to let us move all the existing parcel lockers to the new locations so that we will avoid having to purchase new ones, which saves us \$50,000. The first two sites locations for the Mailbox Parks on 4th Street just off of Kaloli and at 6th Street just off Makuu would be completed and implemented prior to the remaining sights. The Board is seeking to have exceptions granted to the current deed restrictions permitting the mailboxes to be placed on the 20-acre parcel approved by the Watumull's prior to moving forward with any construction on the 20-acre parcels.
- The board has not yet been able to meet with Malamalama Waldorf School to review their lease but is scheduled to do so in mid-May and see if we can get some of our 20 acres back for use with mailboxes which would give us a 5th location.
- The county has begun the assigning of the street addresses to each lot not currently assigned an address, which is the first step, and then the USPS will add them to their database to make them a legal address. The goal is that each lot will be assigned a mailbox when the project is complete with their street address as their legal mailing address.
- The Post Office was very frank about the fact that they have provided HPPOA \$1 million dollars' worth of mailboxes and if HPPOA could not get a plan moving forward to get them installed, they would pick them up and give them to someone who will install them. This is not what the BOD or anyone wants to have happen. The Post Office has tried for 10 years to get HPPOA to work with them to resolve this decade old issue and this is the closest we have ever gotten, and we don't want to lose this opportunity as it

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will NOT be given again. If we do not get this project going soon we run the risk of loosing the boxes and we would then have to come up with an additional \$1 million to purchase mail boxes in the future. The community needs to work with the BOD to come up with a workable solution quickly.

WEBSITE

- The Board approved a 90-day extension to Katherine Patton to continue work on the HPPOA website, train the new staff how to use it and add some new features such as audio recordings of the meeting. We now have online Road Maintenance requests, Board of Director Applications and Document request forms which are able to be submitted electronically. We thank Katherine Patton for helping HPP get into the 21st century on these items. We continue to try to be sure all minutes are now posted. You can find the latest Audit report now on the website.

ELECTION

- The Nominating Committee had two Meet & Greet events in April to allow owners to come get to know the candidates running in their district. The Ballots have been printed, stuffed and were mailed on April 28th for Districts 2, 3, 5, 6, 7 & 8. All owners who paid their road maintenance fees by April 3rd are eligible to vote. All Ballots must be received by the League of Women Voters no later than June 1st who will count the ballots on June 3rd. We will announce the results at the June BOD meeting and June Membership Meeting. Thanks to all the nominating committee, BOD, staff and volunteers who stamped envelopes, stuffed ballots and labeled return envelopes. It would not have happened without you all.

NEW DIRECTOR

The BOD appointed **Brendan Freitas** as director for District 6. Brendan will serve through June on his appointment and is running unopposed for District 6 in the election.

HRS 421J

The Board has had a few meetings with our attorneys in regard to the Hawaii State Statues that govern HPPOA. It was pointed out that we do fall under HRS 421J and that our bylaws don't reflect that. This is the second legal opinion the board has received, the first was in 2018. The BOD voted to pass a resolution to adopt the HRS 414D & 421J statues as the official guidelines and authorized the bylaws to be amended to reflect the changes. This in no way changes

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HPPOA to a Homeowners Association, we will still not have any authority over owners lots, only roads, easements and the property owned by HPPOA.

Committee Updates:

- *Finance Committee* – Meeting 4/21 at 11am, they have started to preparing next year's budget and reviewed financials YTD.
- *Bylaws Committee* will meet 4/ 26 at 4pm in the library.
- *Nominating Committee* met 4/27 & 28 to stuff the ballots and mailed all on 4/28.
- *Land Use Committee* – no report
- *Human Resources Committee* has finalized the Employee Handbook and the BOD approved it at the April 19th BOD meeting.
- *Membership Meeting Committee* had no report.
- *Cultural Preservation Committee* meets the 2nd Saturday 10:00am-12:00pm in the library each month. They requested 90 days access to the 31 acres to start the invasive plant mitigation project. The BOD approved the 90 days starting April 22, 2023.
- *Neighborhood Watch* meets the 1st Saturday of each month 9:00am at Activity Center, Swap Meet is the 2nd Saturday of each month from 7:00am-11:00am at Activity Center and Classes on the 3rd Saturday of each month at 9:00am in Activity Center.
- *Road Safety & Pathways Committee* – meets 1st Tuesday at 1:30 in the library. They have started logging signage that is missing or needs to be replaced.

The next General Membership Meeting is Sunday, **June 25, 2023, at 3:00pm** in the Activity Center. Check-in for the meeting will begin at 2pm, meeting will start at 3pm. Come get involved, meet your neighbors and see what you've been missing.

The membership is looking for help planning a 50 year anniversary luau for HPPOA. Call the office if you want to be on the planning committee.

Thank you everyone for your patience and support. I am proud to live in this great community.

Kari Hoffman, President