

Hawaiian Paradise Park Owners' Association
DRAFT – UNAPPROVED General Membership Meeting
Sunday, February 26, 2023

1. Call to Order

Members meeting called to order by Board President Kari Hoffman at 3:13 pm. Taken place at the HPPOA Activity Center.

2. Roll to Determine Quorum

Members present: Walter W. McCoy, Leslie Blyth, James Lehned, Alphoniso M. Balidar, Roberta Tanner, Patricia Ruppert. Lanell Lua, Jon Loehndorf, Karen Kuester, Detlev Schneider, Jeffery, Mayelin Stillwell, Alan Medeiros, Lisa McNamara, Sandee Maeda, Brian Egan, Mahrolino De Leon, Patrick C. Kelly, Darice Unick, Alexa Von Alemann, Lourene Riley, Bruce R. Derrick, Travis Hutchinson, Kelly Hobby-Bishop, Eric Major, Fred Fischer, Valdete Moncreaff, Athena Zacharopoulos, Douglas Kerr, Kathy Hollingsworth, Aki Lintunes, Judi Houle, Brendan Freitas, Jason Schillewaert, Karin Hoffman, Rachel Roibblatt, Madeline Carr, Barbara Magner, Angelica Covington, Elizabeth Bonnell, Chuck Koesters, Anne Bunker, Danee McFarr, Raymond D. Holybee, Robyn Fitter, Joy SanBuenaventura, Alissa Hanshew, Kimberly Kuffell, Christine Harker, David Miller, Tallchief A. Comet, Brian Ogawa, George Rawlings, James and Janeen Wadsworth, David and Monica Suddarth, Linda and Roy Broadgate, Fred and Kathy Gibbs, Dorma Malhiot-Laubhan, Jeanette Baysa, Naomi Hirayasu, Laura Lee Coles, James H. Tanaka, Thomas Sawicki, Sarah Kay, Jeff Finley.

Volunteer vote counters: Jon Loehndorf, Sarah Kay and Leslie Blyth.

3. Approve Membership Agenda

Naomi Hirayasu moved to approve the February 26th General Membership Meeting agenda. Walter McCoy seconded the motion.

Edits: 9b; By-Law, Road Safety and Path Committees not seeking new members. Add; 10g Nominating Committee Report.

Vote: Yes – 65, No – 0, Abstain – 0. Motion carried.

4. Vote to Appoint/Approve Membership Meeting Chair(s)

Nomination for Mayelin Stillwell and Leslie Blyth to chair meeting. Nomination seconded. Added Brendon Freitas.

Nomination for Kari Hoffman to chair meeting. Nomination seconded.

Enter discussion on how many chair persons and possibility of Kari Hoffman chairing with Brandon Freitas. Kari Hoffman will chair with another if wins. There are only two microphones and can be only two chair persons.

Leslie Blyth, Mayelin Stillwell and Brendon Freitas. Vote: Yes – 31.

Kari Hoffman and Brendon Freitas. Vote: Yes – 54.

Kari Hoffman and Brendon Freitas voted as chair persons.

5. Invite participants to record and live Stream Meeting

Announced recording device is on and must use microphone in order to be heard. If there is enough space on website will attempt to post. Participants welcomed to video and record as well.

6. Approve October Draft Membership Meeting Minutes

Alissa Hanshew moved to approve the October 2022 Draft Membership Meeting minutes. Jeff Finley seconded the motion. Vote: Yes – 64, No – 0, Abstains – 4. Motion carried.

7. Deliver Requested President's Report

President Kari Hoffman addressed the membership. President's report attached.

8. Deliver Requested Treasurer's Report

Board member Jon Loehndorf addressed the membership. Treasurer's report attached.

Finance committee has been meeting regularly. Current members of the Finance Committee: Mayelin Stillwell, Jeanette Baysa, Anne Bunker, Jon Loehndorf and Richard Solie. Next meeting is March 8, 11am.

Enter discussion and question regarding Treasurer's Report. After 2 years of unpaid association dues, liens are placed on property; if property is sold by county as tax sale then association is able to recoup the money; if a foreclosure will not be able to recoup money; and if property is sold for more than what is owed by the bank then money is recouped. Unpaid dues has no bearing on what road is paved or not and doing so would be unfair to those paying dues. Each property transfer has a \$300 fee and liens have to be made whole before transfer.

Darice Unick moved to accept Treasurer's report as presented. Leslie Blyth seconded the motion. Vote: Yes – 78, No – 0, Abstain – 1. Motion carried.

9. Special Order of Business

A. Elect committee to recommend candidates for the: Allan Deehr, Albert and Maize O'Neil and Rick Edwards annual community service awards to be awarded at the June Membership meeting

Enter discussion on volunteers to be on a committee for an award for community service. No one willing to chair a committee.

Began taking nominations for the award. Lanell Lua nominated Judi Houle. Patricia Rupert seconded the nomination.

Naomi Hirayasu nominated Kari Hoffman and Richard Solie. Jason Schillewaert seconded the nomination.

Athena Zacharopoulos nominated Jon Loehndorf. Jason Schillewaert seconded the nomination.

Anne Bunker nominated Jeanette Baysa. Fred Fischer seconded the nomination.

Kari Hoffman withdrew name from nomination.

Enter discussion on intent of award, if board of directors are eligible, and knowing what others in the community are doing. Allan Deehr was a former board member and judge who started and contributed to award. Members can send nominations in after today. Board will make decision on who will receive the award since there is no committee.

B. Elect new Members for all Membership committees Except Finance, Nominating, By-Law Committees

Cultural preservation committee is looking for new members.

Lanell Lua moved to accept signees for Cultural Preservation Committee. Sarah Kay seconded the motion. Vote: Yes – 62, No – 0, Abstain – 6. Motion carried.

Members not needed for nominating or finance committee.

C. Select two new members for the Land Use Committee (LUC)

Enter discussion on land use committee. Board voted to increase committee members from 5 to 7. Two members will be from board and the others members. Jim Marquez and Jeff Finley are board members on committee, Ashley Kierkawitz and Kathy Hollingsworth are the other committee members. Committee makes recommendations to board on associations use of its 20 acre parcels.

Enter discussion if two more people are needed on committee because of already low numbers of people on board.

Kristin, Dona, and Brian Ogawa would like be selected for land use committee. Information will be collected and board select new members.

10. Committee Reports

A. By-laws Committee

Alissa Hanshew Committee Chairman addressed the membership. Committee meets last Wednesday of the month from 4-5:30pm in Activity Center Library. Next meeting is March 29th and members are welcomed to join. Updated meeting minutes on HPPOA website.

Current project is firming up language on Article 8 on nomination process for board of director positions and single document created which list all work done since committee created in 2014. Coming up to get worked on is Article 9 regarding board officers and Article 10 on committees.

B. Cultural Preservation Committee

Sarah Kay Committee Chairman addressed the membership. Four members. Board displayed in back detailing work. on the back. Purpose is to protect and preserve the 31 acres as preservation parcel as defined in Master Plan for HPP and Community Development Plan. Archaeologist have identified items on 18 acre parcel. Sites have kipukas. Deeds has same restrictions as other HPPOA parcels for park, recreational and school use; never to be used for commercial interest.

Would like to get the fire ants and invasive species contained. Need Hawaiian voices with ties to the land for a perspective on what should be done with property.

Enter questions and discussion. OHA has not been contacted. Acknowledgment that people have been displaced.

C. Finance Committee

Jon Loehndorf addressed the membership. Last meeting discussed budget for next year and review current Capital Improvement Plan, and discussion on how to move positively forward with bond. Next meeting is March 8, 11 am in library.

D. Membership Meeting Committee

No one available from membership meeting committee.

E. Land Use Committee

Jim Marquez addressed the membership. Part of what committee does is work with state and county to make sure everything is legal and accomplish goal of developing community facilities. Committee recommended proposed mailbox plan. Invites members to come to committee meetings for input.

Enter discussion and questions regarding development in the park and if HPPOA has the right to develop commercially. Concern that agricultural designation be harmed. Development would be on HPPOA 20 acre parcels and deed designates parcels for community use, parks, schools and recreation, concern that commercial development would not be allowed. Survey was sent out to the community to see if there is any interest for HPPOA to pursue question of commercial development. Questions are being reviewed by attorney.

F. Road Safety and Paths Committee

Bruce Barry addressed the membership. The committee goal is to make roads safer for vehicles and pedestrians. Committee is working to schedule meeting in library. First plan of action is to assess all the signage and make recommendations to bring them up to state and county standards. Later will look at walking paths.

G. Nominating Committee

Jeanette Baysa Committee Chairman addressed the membership. Directors are needed for 7 of the 9 districts. Districts 2, 3, 4, 5, 6, 7, 8 are open for election Forms in the back. Dues need to be current and paid by March 17 at 4 pm which is also the deadline to apply for election; have to be a member in good standing. Ballots need to be reviewed, printed and stuffed by May 1 to get ballots out in time.

Banners around subdivision and developed PSA to go out on radio station. Ask to get the word out to those that might want to run for election.

Enter discussion and questions. Members can find out which district they're in on website; go to directors tab gives color coded district; also within the bylaws district boundaries and streets.

11. Community Resource Report by Judi Houle

Judi Houle addressed the membership.

Neighborhood Watch is a nonprofit 501 (C) 3. Purpose is to help improve the safety, security, and quality of life for residents. Sponsors the CERT search and rescue team; Activity Center would turn into a command center. Manages the Swap Meet every 2nd Saturday 7-11 am as a fundraisers where 100 percent of funds go back into community through supplies and services. Host 4 classes 3rd Saturday of the month, 9 am free and open to community. This month was Tropical Gardening. Next month is Little Fire Ants; upcoming Rat Lung Worm and Albizia workshops. Every 4th Tuesday of the month is a food pantry; qualify by income, has fresh produce, clothing and personal hygiene products.

Schedule is on website hppwatch.org and on HPPOA website.

12. Owner Input/Questions: *Please supply a copy of your comments if you'd like them attached to the Meeting Minutes (Please limit to 3 minutes)*

Dorma Malnoit addressed the membership.

Patricia Ruppert addressed the membership.

Al Bandur addressed the membership.

Aki Lintunes addressed the membership.

Doug Kerr addressed the membership.

Kathy Hollingsworth addressed the membership. “Feral pigs in HPP have become a huge problem and is growing bigger. The pigs are destroying yards and property. The pigs are walking on the roads. I was loaned a trap last month. It was unsuccessful. This problem has been going on for a long time. I need a hunter to kill these pigs. They are also threatening our pets. In addition to hunters needed, we need to address this problem as a subdivision with action by the BOD, committees and perhaps even forming a new committee.

Currently, the Land Use Committee is meeting at noon on the 2nd Tuesday of the month. Very few people have shown up at this time. Should there be a different day and time?

Commentary on postal boxes proposals.”

Thomas Sawicki addressed the membership.

13. Unfinished Business

A. Fugitive Dust and Road Maintenance and Paving update

Jason Schillewaert addressed the membership. Road sample taken and given to company to see if their product Permazine will work with volcanic soils. Product is supposed to help with fugitive dust.

Enter discussion and questions on fugitive dusk. EPA has list of solutions for fugitive dust. Gravel road last approximately a year before pot holes start. Suggestion is to increase unpaved road budget by \$200,000 for gravel every year. Using surplus for paved roads and more needs to go into unpaved roads account. Asking for finance committee to put in budget for next year. Email board members and general manager to voice opinion about this. There are 68 miles of unpaved roads. Suggestion to use bigger rock to get more for money.

B. Pickle Ball Proposal and Discussion

No one available for comment.

C. Discussion commemoration of HPPOA 50th Anniversary

4 people signed up to help plan the 50th anniversary commemoration. They will be reached to begin.

D. Post Boxes Update and Alternate Member Plan

Kari Hoffman addressed the membership. Site plans for the mailboxes have been created. Board has been meeting with the Post Office District Manager in Honolulu. Post office would like to get rid of HC routes. They require use of street addresses. Post office provided boxes. Post office usually doesn't pay for anything but gave parcel boxes as gift. Asked that boxes be relocated off the main roads and access cannot be from main roads but from the avenues because of safety.

Post office in the process of making database for every parcel to have an address. Boxes will correspond with address making need for only one address. Post office requested that lower half of subdivision be developed first.

4th and Kaloli and 6th and Makuu will be developed first. Board decided last meeting where within the 20 acre sites boxes will be located. Driveway into site will be from 4th avenue and 6th avenue. Boxes will be approximately 400ft into site. Boxes will not be directly across from an residents. Not residential across from site.

Next two sites to be developed are 14th and Kaloli and 16th and Makuu. Attempting to get a 5th site by getting back some of the land from Malamalama Schools. Cluster of mailboxes on Pohaku Circle and Drive will not change.

Enter discussion on mailboxes, whose responsibility it is to develop and pay. Post office does not pay for any mail receptacle or development. There is not enough width on easements to be safe. All mail delivery will remain contracted by highway carriers. Concern expressed for loitering and vandalism at mailbox sites. Everyone will eventually be assigned a new box.

Continued discussion and questions. Brian Egan, a retired Post master and Jon Loehndorf have been working with Honolulu District Post Office. Brian Egan is official board liaison. Contact is not with local postal service. Concern expressed for changes in what district and local post office state regarding postal regulations; expressed need for memorandum of understanding with post office in writing outlining what is needed. Question raised if residents who would like to buy a box will be able to. Agricultural land will be given addresses. Every parcel will be assigned a box. No home delivery.

E. Forensic Audit Update

There will be a meeting in March to go over findings. Results will be posted on website.

14. New Business

A. Introduce new employees

Employee left the meeting. Residents can go into office and meet Barbara and Bonnie.

B. Introduce board members

Board members present: Jeff Finley – Vice President District 9, Jim Marquez Secretary District 8, Lanell Lua District 2, Jon Loehndorf Treasurer District 4, Kari Hoffman District 5, Jason Schillewaert District 1. Were present but left the meeting – Detlev Scheider District 6 and Richard Solie District 7.

Board member absent: Patricia Egan District 3.

15. Announcements

Next regular Board of Directors meeting will be Wednesday, March 15 at 6 pm in the HPPOA Activity Center.

Next regular Membership Meeting will be Sunday, June 25 at 3 pm in the HPPOA Activity Center.

16. Adjourn Meeting

Quorum lost. Meeting adjourned at 5:55pm.

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

Al-Qawi Lebarre, Recording Secretary

Date

Upon acceptance,

HPPOA Board Secretary

Date

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General Membership Meeting
Motions Log
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Vote to Appoint/Approve Membership Meeting Chair

Leslie Blyth, Mayelin Stillwell and Brendon Freitas. Vote: Yes – 31. Kari Hoffman and Brendon Freitas. Vote: Yes – 54.

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