

Hawaiian Paradise Park Owners Association  
Finance Committee  
AMENDED - Meeting Minutes  
May 24, 2023

- 1) Meeting was opened at 12:33 am
- 2) Roll Call: Jon Loehndorf (Dist 4), Richard Solie (Dist 7), Jeanette Baysa, Mayelin Stillwell, Patricia Ruppert
- 3) Guest: Larry Torres, Jr (GM), Jeff Findley (VP), Patrick Kelly, Lanell Lua
- 4) Motion by Richard Solie to approve agenda, seconded by Jeanette Baysa, approved by unanimous consent
- 5) Approval of Minutes – May 10 minutes not completed. Minutes for April 26, 2023 and May 17 reviewed. Motion by Patricia Ruppert to approve minutes as amended, seconded by Mayelin Stillwell, motion approved by unanimous consent.
- 6)
- 7) Asphalt Equipment \$100,000 should be in 23/24 Capital Improvement Plan
- 8) Amount over budget should be 1.6 million
- 9) 5865 Training wrong amount, should be \$5500
- 10) 6150 Activity Center Maintenance and Repair should be \$5,000
- 11) 24/25 CIP – Outside Bathroom should be \$100,000
- 12) 24/25 CIP – Activity Center Repair should be \$100,000
- 13) Continue to review budget
- 14) Spectrum payment should be Non-road income
- 15) Richard Solie made a motion to move that revenue to Non-Road Income, seconded by Patricia Ruppert, passed by unanimous consent
- 16) Bad Debt – no expense
- 17) Road Finance Charges should be \$150,000, not \$15,000
- 18) Added Non-Road Income account 4505 for Spectrum payments

- 19) Associate Member Dues, non-members are charged \$75 for use of activity center. This is not in the bylaws. It is specified in the activity center rental contract
- 20) Annual General Fund Payment – Inclusion of this item opposed by Patricia Ruppert and Mayelin Stillwell, they feel it's against by-laws.
- 21) Jon Loehndorf noted that Spectrum income may be finished, as they are no longer using the building they set up.
- 22) AT&T income is part of rental income for cell tower
- 23) 2<sup>nd</sup> Renegade tower is not happening yet
- 24) 4667 Inspection Fee – \$50, part of activity center rental fee. Should be \$2,000
- 25) 4667 – Motion made by Jon Loehndorf, seconded by Patricia Ruppert to change account name to Activity Center Rental Inspection Fee. Passed by unanimous consent.
- 26) Non-Road total income \$228,620
- 27) Total Income \$4,095,305
- 28) Road Materials Expense
- 29) 5011 Rock \$450,000
- 30) 5012 Water \$9,000
- 31) 5013 Asphalt \$10,000
- 32) 5015 Road Materials Hauling
- 33) 5016 Rock \$150,000
- 34) \5017 Water \$10,000
- 35) Other Road Maintenance items
- 36) 5018 Asphalt Maintenance \$12,000
- 37) 5020 Contract Work \$5,000
- 38) 5030 Signage \$25,000
- 39) 5040 Road Striping/Marking \$130,000

- 40) 5045 Speed Hump Maintenance \$5,000
- 41) 5001 Road Maintenance total \$806,000
- 42) 5100 Road Maintenance Through Bond
- 43) 5130 Debt Service Interest – Suggestion made to increase to \$178,000. It was noted that bond interest will go down as principal is paid off. Item left at \$156,305
- 44) 5201 Shoulder Maintenance
- 45) 5205 Easement Maintenance \$50,000
- 46) 5230 Abandoned Vehicle Removal – keep this account
- 47) 5201 Shoulder Maintenance total \$147,000
- 48) Next meeting, May 31, 2023 at 11:00 am
- 49) Richard Solie made a motion to adjourn, seconded by Jon Loehndorf, passed by unanimous consent.
- 50) Meeting adjourned at 1:49 PM