

Presidents Corner

May 2023

Kari Hoffman, President

Aloha Members,

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

OFFICE & PERSONNEL

- We have received \$633,000 in payments during the month of April bringing our total collected to \$3.1 million of the \$3.4 million billed. We have 6321 owners paid in full or 71.5% and still have 2300+ owners that 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.
- Our new GM, Larry Torres has been busy getting things set up to run the maintenance of our roads on a proactive basis rather than being only reactive. He has been busy meeting all the different people who are active in HPP and working on the budget for next year.
- We have also hired an Administrative Assistant, Shelli who is working to help get the office organized, provide Larry with information, track road maintenance requests and learning the procedures for maintaining our corporate records. Shelli is the first person to answer the phone and the first person you will see when you walk in the door. We welcome Shelli to the team.
- The BOD vote to hire Carbonaro CPAs to perform the annual audit required each year by the bonding company.

ROADS

- The BOD voted to amend the Pohaku Drive paving contract by \$11,308.90 to include the paving the first 27 feet on both sides of the intersection of Pohaku Drive and Pohaku Circle which was crumbling.
- Civil Construction has completed the 4th Ave paving job between Kaloli and Makuu. They have also completed the Pohaku Drive paving job. So all paving is done for the 2022-23 year.
- The road crew has been busy dropping 396 tons of rock and graded and rolled 12 miles of gravel roads. They filled potholes on paved roads with 4 tons of asphalt patch mix. The mower is working his way up the hill and is currently at 20th Ave.
- The crew watered 44 miles of gravel roads for dust control.
- The new to us, used 2016 Backhoe has been purchased and delivered.
- We replaced 2 stop signs and 4 speed limit signs so far. They will continue replacing signs as needed and putting up missing signs in May and June.

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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) approved the 2023-02 Resolution to Install Mailboxes for all members.
- The BOD was updated on the letter that was received May 19th from the USPS. They requested that the boxes be installed by June 30th, 2023, or they may take the boxes back from HPP. Brian Egan and I spoke with them and they agreed that as long as we are moving forward with grading, permits and plans they will allow us to keep the mailboxes. The BOD approved the RFP for the grading contractor for the clearing of the sites. The bids will be on each individual site so we could have possibly 4 separate contractors handling the grading/clearing. The BOD also voted to hire a Civil Engineer to handle the permitting of the 4 sites. An RFP has been prepared and sent out for the Civil Engineer as well. All bids are due by June 20th for the BOD to open and award at the June 21st BOD meeting. An update on mailboxes was created and posted to the website, including a question and answer section to help inform members with as much information as possible. The UPSP will start having weekly meetings with HPP on the project. Please check the Website for up to date information on the mailbox project.
- The board has been able to meet with Malamalama Waldorf School and has decided to not use any of that property for mailboxes.
- 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. Each lot will be assigned a mailbox when the project is complete with their street address as their legal mailing address.

WEBSITE

- The website continues to be updated with missing information. The online calendar is now being maintained by the office staff and is the only calendar being used. Training the new staff on posting to the website and making changes to it will happen in a few months. Katherine is working to get the audio and visual recordings available on the website for members. We now have online Road Maintenance requests, Board of Director Applications and Document request forms for electronic submittal. We thank Katherine Patton for helping HPP get into the 21st century on these items. We continue

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to try to be sure all missing minutes get posted and you can find the latest Audit report on the website.

ELECTION

- The Ballots were sent out to all eligible owners for districts 2, 3, 5, 6, 7 and 8 by the May 1st deadline. There were a few ballots that had to be reprinted and were mailed out the following week. Larry Torres, Leslie Blyth and Mayelin Stillwell were appointed as observers at the ballot count on June 3rd. The League of Women Voters counted the ballots on June 3, 2023 and results were posted on the website. We will announce the results at the June BOD meeting and June Membership Meeting as well. Thank you to all the nominating committee, BOD, staff and volunteers who helped to make this election take place. It would not have happened without you all.

HRS 421J

The Hawaiian Paradise Park Owners Association (HPPOA) was originally created in 1972 and was previously known as Paradise Hui Hanalike. HPPOA was created to improve the condition of the roadways in the HPP community.

Since then, our community has grown and changed by leaps and bounds. For us and our families to thrive, we need much more than roads, although roads will continue to be a priority for HPPOA. With many more subdivisions and planned communities being built, the law has drastically changed over the last 50 years. Chapter 421J of the Hawai'i Revised Statutes was first enacted in 1997 to help owner associations like ours with the basic framework and owner rights for self-governance. The law has since been expanded and clarified on several occasions to include all associations in the State that collect dues from owners in a community or subdivision.

Given all of the changes in the law, and upon advice of legal counsel, the HPPOA Board of Directors voted on April 19, 2023, to revise our HPPOA Bylaws to comply with HRS Chapter 421J in addition to the original nonprofit corporation law (HRS Chapter 414D) under which we were originally created. By allowing all owners to meaningfully participate in the process, we can better attend to the needs of our growing and ever-changing community. We are now officially more than a roadway company!

It is our hope to complete the revisions of our bylaws by the end of summer 2023 and we'll be distributing them to all owners in HPP. It will be business as usual, and you won't notice anything different. We will, however, be in a better position to serve you and our community.

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Committee Updates:

- *Finance Committee* – Met a few times to prepare next year's budget and reviewed financials YTD. The BOD will vote on it at the June 21, 2023, meeting.
- *Bylaws Committee* will meet 5/31 at 4:00pm in the library.
- *Nominating Committee* met 4/27 & 4/28 to stuff the ballots and mailed all on 4/28.
- *Land Use Committee* – no report
- *Human Resources Committee* will begin to review and amend the code of conduct as needed. The next meeting is June 26 at 1:00pm
- *Membership Meeting Committee* had no report.
- *Cultural Preservation Committee* meets the 2nd Saturday 10:00am-12:00pm in the library each month. Lanell Lua has taken over as chair for Sarah Kay. They requested an archeological study be budgeted at \$45,000 for next year for the 31 acre site. The BOD agreed to add it to the budget.
- *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 an Albizia Class on the 3rd Saturday of June at 9:00am in Activity Center.
- *Road Safety & Pathways Committee* – meets 1st Tuesday at 1:30pm 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 2:00pm, meeting will start at 3:00pm. 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