

Hawaiian Paradise Park Owners' Association
APPROVED Board of Directors Meeting
Wednesday, June 21, 2023

1. Call to order

Board of Directors meeting called to order by Kari Hoffman President District 5 at 6:03 pm. Taken place at the WPOA Activity Center library.

2. Roll call

Board members present: Jason Schillewaert District 1, Lanell Lua District 2, Patricia Egan District 3, Jon Loehndorf— Treasurer District 4, Kari Hoffman — President District 5, Brendan Freitas District 6, Jim Marquez — Secretary District 8, Jeff Finley District 9.

3. Approve agenda for June 21, 2023

Jon Loehndorf District 4 moved to approve the June 21, 2023 board meeting agenda. Patricia Egan District 3 seconded the motion. Vote: Yes— 7, No— 1 Lane" Lua District 2. Motion carried.

4. Approval of May 17, 2023 and May 25, 2023 Minutes

Lane" Lua District 2 moved to approve the May 17, 2023 board meeting minutes as written. Brendan Freitas District 6 seconded the motion. Vote: Yes — 8, No — 0. Unanimous. Motion carried.

Jon Loehndorf District 4 moved to approve the May 25, 2023 board meeting minutes as written. Patricia Egan District 3 seconded the motion. Vote: Yes — 8, No — 0. Unanimous. Motion carried.

5. President's Report

Kari Hoffman President District 5 addressed the board. President's report attached (1).

6. Vice President's Report

Jeff Finley Vice President District 9 addressed the board. General manager have taken up projects Vice President has been working on. Monthly average visitors to website is 39,036. Items such as mailbox project progress and monthly meeting minutes and others are on website.

7. Treasurer's Report

Jon Loehndorf Treasurer District 4 addressed the board. Treasurer's report attached (2).

Tara Rowlette from Edward Jones addressed the board. CD interest rates are good. Opened up a no fee account and purchased CDs ranging from 4.65% to 5.35% interest. No commission. Projected to make \$44,203 in interest income. FCIC insured accounts.

Enter discussion. Income is taxable depending upon status of corporation. Money is road fee money reserve that has been held in savings account. Moved 1.25 million into CDs with Edward Jones. Final payment is January 2026. Varies lengths of maturity, staggered 6 months, one maturing in August 2023. No board member has benefited financial from transactions.

Enter discussion and questions. Discussed possibility of using interest for archaeological survey. Discussed tree removal charge, scheduled months ago and payment only just going out. Three different trees in three different areas were affecting easements and were removed.

Enter discussion on board selection of Rick Edwards award. Award is given to outstanding volunteer recognizing their contribution to I-PP community. Award winner is Jeanette Baysa. Receiving award tonight because she will not be available at Membership Meeting. Other awards will be presented at the Membership Meeting. Jeanette was Chair of Nominating Committee and on Finance Committee, helped with Quickbooks in office.

8. General Manager's Report

Larry Torres General Manager addressed the board. GM report attached (3).

Enter discussion on purchase of backhoe engine. Prior discussion but no formal motions made for backhoe engine. No motions to fix current backhoe. Question on budget for backhoe and none for archaeological survey. Budget for survey is next year.

Kari Hoffman District 5 moved to approve the purchase of an engine for the backhoe for approximately \$25,000. Jim Marquez District 8 seconded the motion. Vote: Yes — 6, No — 2 Jason Schillewaert District 1 and Lanell Lua District 2. Motion carried.

9. Committee Report

A. Finance Committee

Jon Loehndorf District 4 addressed the board. Turned over budget proposal to board. Budget posted on website.

B. Bylaw Committee

No report. Full report will be at membership meeting. Next meeting is next Wednesday at 4 pm.

C. Nominating Committee

No report.

D. Land Use Committee

Jim Marquez District 8 addressed the board. Meeting discussed authority of corporation in land development. Three openings on committee.

E. Human Resource Committee

Patricia Egan District 3 addressed the board. Meetings are Monday at 1 pm in library. Need of a third members on committee. Working on code of conduct next. Aiding in General Manager evaluation.

E Membership Meeting Committee

Membership meeting on Sunday. Check-in begins at 2 pm, begins at 3 pm. Agenda made by Katherine Patton. Posted on website for members to submit topics. Agenda is posted on website.

G. Cultural Presentation Committee

Lanell Lua District 2 addressed the board. Looking for funding to do archaeological survey of HPPOA's 3.1 acres. Budget was approved and uncertainty if funds will come through. Budget was approved so funds are approved.

H. Road Safety and Pathways Committee

No report.

10. Community Resource Report — Judi Houle

Judi Houle addressed the board. Children are out of school so trying to do more. Neighborhood Watch meetings are the 1st Saturday of the month. Community police officer attends and residents report safety issues, criminal and other suspicious activities.

2nd Saturday Swap meet 7 — 11 am. Residents are invited to have tables to sell goods. Kitchen is open with food for sell.

Past Saturday was Albizia workshop. Next class is Saturday, July 15 Tropical Gardening class instructor is Master Gardner.

Food Pantry is 4th Tuesday of every month 1 — 3 pm. Need more volunteers. Free service to residents in need. Qualify by income. Keiki program, special program over summer sign up keiki and receive 14 free meals.

Upcoming Saturday is amateur radio day. National events in Social and Education, talking around world and space station. All events are free to residents.

11. Owner Input

Doug Kerr addressed the board. Statement attached (4).

Doug Kerr addressed the board on Mayelin Stillwell's behalf. Statement attached (5).

James Lehner addressed the board. Statement attached (6).

Danee McFarr addressed the board. Statement attached (7).

Pat Kelly addressed the board.

Traudel Haney addressed the board. Statement attached (8).

Kepa Maly addressed the board. Statement attached (9).

Debbie Alatan addressed the board. Statement attached (10).

Onaona Maly addressed the board. Statement attached (11).

Ihilani Buffett addressed the board.

Matt Toma addressed the board.

Dae Unick addressed the board.

Kalena Blackmore addressed the board. Statement attached (12).

Kathy Hollingsworth addressed the board. Hand written statement: "Aloha Ahiahi, My name is Kathy Hollingsworth. I have been a resident of the Big Island for over 42 years. I have come to love this island very much. I have lived in Paradise Park for over 22 years . I raised my children who are part Hawaiian. I respect Hawaiian culture and the aina. As well as a member of Paradise Park (sic), I am also in the Cultural Preservation Committee and the Land Use Commiüee. It has come to my attention that there are some people who do not respect Hawaiians and the aina. Specifically I am speaking of Jim Marquez, who is on the BOD District 8 for the next few days and intends on continuing on the Land Use Committee. He has submitted plans for the 31 acre parcel Waikahekahe for a golf course stores, restaurants, parking lots. Also, he is planning on commercializing the 20 acre I-WPOA sites. He is intending on putting in a water park, lazy rizers, water sldies, boating lagoons, shops, lava climbing wall. He has also mentioned a hotel. When he was met with opposition to this, he changed his wording and called it 'transient accommodations.' He is pushing to have water lines forced into these areas. Jeff Finley, BOD District 9 and also on the LUC has expressed support for Marquez's plan. Jeff Finley was also the BOD that made the motion to adopt 421 J. Please urge the BOD to keep the funding for the Archaeological Reconnaissance Survey in the budget. I urge Jim Marquez to resign from the Land Use

Committee or face impeach or removal from the Land Use Committee. Mahalo"

Karen Kelly addressed the board. Statement attached (13).

Nainoa Rosehill addressed the board. Statement attached (14).

Anthony Boone addressed the board.

Sandee Maeda addressed the board. Statement attached (15).

Michael Mentnech addressed the board.

Vitale Bystrek addressed the board.

Brian Ogawa addressed the board.

Kale Malo addressed the board.

No 'eau Woo addressed the board.

12. Old Business

A. Update on mailbox project

Enter discussion on number of local addresses and residents, estimate is 55-60% of local addresses.

Enter discussion on letter given out to members. In 2018 USPS approved only 2 sites. USPS has never approved additional mailboxes on main roads and have stated several times that they will only approve sites that are located off of the main roads and access from side streets. Board submitted the roadside mailbox plan to USPS and USPS rejected the plan. USPS will remove all roadside boxes once new boxes are active.

It was stated that the use of non road funds is a misuse of maintenance funds. By laws permit for up to 5% of road funds to be used for non-roads assets such as the 20 acre parcels. Three legal opinions that state use of the non-road funds is permitted for the installation of the mailboxes. It's also making roads safer by removing the boxes off of the main fairway. Deed restrictions states that it's for parks and schools, mailboxes are not commercial or residential. Legal opinion stating mailboxes are not a violation because it's for the community.

False statement that majority of residents would drive further for their mail. Average owner now drives 6.9 miles one way to pick up mail; with current plan owner will drive 3 miles on average one way. Saves majority of owners drive time. Some owners who already have mailboxes in the park may have to drive further and they are not the majority. The majority will not have to drive as far.

There will be no more mailboxes on the main roads including Paradise Dr. and Shower Dr.; no mailbox sites above If to the highway. Sites closer that HPP owns such as Malalama School did not work out.

USPS has given 8,850 boxes valued at over \$1 million. USPS will install. Savings for HPP. USPS is not required to buy boxes but are giving substantial amount. 5 percent of road fees per year is on average \$150,000 and is based on what is collected. This year collected \$172,000 because more fees collected were collected. Board has been saving since 2018 for mailbox project. Discussed history of board saving and moving toward having mailboxes in HPP.

Residents now paying over \$700 for mailbox; WP mailboxes will be free and align with property address. No HCR addresses but addressed as home address. 2,200 have mailboxes and the rest of the residents in the park have to get mail from post office in town. Estimated 55% local residents in HPP. Many do not have mailboxes. June is deadline USPS given to make progress. USPS will not deliver to home address but only to cluster boxes. Higher estimated cost to have roadside mailboxes.

Discussion and questions from audience regarding their disapproval of having cluster mailboxes. Board has gotten criteria from Honolulu District Post Office and disapproval from audience because thinks local post office should be involved. Discussion surrounding which post office has authority.

B. Vote on Non-development of the 31-acre parcels

Enter discussion. It has been stated on social media that 31 acre parcel is getting developed. Board does not have plans and has never had plans or has made a motion to develop the 31 acre parcel. Discussed in Land Use Committee meetings and never brought to board.

C. 50th Luau celebration

Fun day for residents. Food. Games. Sept. 16th from 12 — 3 pm.

Members Meeting duties

Patricia Egan and Lanell Lua volunteer to help check-in. Board meeting directly after members meeting.

D. Discuss the continuation of the Forensic Analysis

Enter discussion on letter circulated asking for the continuation of forensic analysis with Dirk Van Guenther. Board voted for forensic analysis last fall. Engaged Van Guenther on basis that study could be completed for \$25,000. Contract stated that if to exceed amount must be approved by board. Did not bill on monthly basis as agreed. Bill in January for \$30,000 violated contract. Questionable expenses on bill such as charge to purchase staff donuts. Voted on an addendum for additional \$5,000 which board felt would be enough for analysis and Guenther refused. Guenther wants an additional \$25,000 addendum to complete analysis. All data files have been received and board member is reviewing files. No irregularities and no substantial findings so far. Board will not sign addendum for an additional \$25,000.

Interruption from audience that board members cannot analyze files and that members voted for a forensic analysis. Discussion and questions regarding contract and cost of analysis. Because of hiring a forensic accountant, auditor cost increased because of the assumption of fraud.

13. New Business

A. Approval of 2023-2024 Budget

Kari Hoffman District 5 moved to approve the 2023-2024 budget as presented. Jon Loehndorf District 4 seconded the motion. Vote: Yes — 8, No — 0. Unanimous. Motion carried.

B. Election Results

Posted on website. Newly elected board members are: District 2 Danny Harris, District 3 Alissa Hanshew, District 5 Kari Hoffman, District 6 Brendan Freitas, District 7 Naomi Hirayasu, and District 8 Patricia Egan.

District 4 opening; taking applications.

C. Grant Opportunities

Grant for mailboxes due yesterday. Discussion tabled.

D. Purchase of a recording device and camera for zoom meeting options

Capacity to have meeting on Zoom. People on Zoom cannot hear everything. Recording device currently being used belongs to Patricia Egan. Recording device on Amazon for \$199 and need SD cards.

Jim Marquez District 8 moved to purchase devices for Zoom. Jon Loehndorf District 4 seconded the motion. Vote: Yes — 8, No — 0. Unanimous. Motion carried.

14. Announcements

Next Board Meeting is June 25, 2023 immediately following the membership meeting. Next Membership Meeting is June 25, 2023. Check-in begins at 2 pm. Meeting begins 3 pm.

15. Adjourn

Lanell Lua District 2 moved to adjourn to Executive Session. Jon Loehndorf District 4 seconded the motion. Vote: Yes — 8, No — 0. Motion carried. Meeting adjourned at 8:41 pm.

President's report attached (1) pg. 11.

Treasurer's report attached (2) pg. 12.

GM report attached (3) pg. 13.

Doug Kerr statement attached (4) pg. 14.

Mayelin Stillwell statement attached (5) pg. 15.

James Lehner statement attached (6) pg. 16.

Danee McFarr statement attached (7) pg. 17. Traudel

Haney statement attached (8) pg. 18.

Kepa Maly statement attached (9) pg. 19-20.

Debbie Alatan statement attached (10) pg. 21.

Onaona Maly statement attached (11) pg. 22.

Kalena Blackmore statement attached (12) pg. 23.

Karen Kelly statement attached (13) pg. 24-25. Nainoa Rosehill statement attached (14) pg 26. Sandee

Maeda statement attached (15) pg 27.

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

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Date

Upon acceptance,

HPPOA Board Secretary

Date

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HPPOA Board of Directors Meeting

Motions Log

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