

**Hawaiian Paradise Park Owners' Association
APPROVED Board of Directors Meeting Minutes
Wednesday, November 15, 2023**

1. Call to Order

Board of Directors meeting called to order by Jeff Finley Vice – President District 5 at 6:00 pm. Taken place at the HPPOA Activity Center.

2. Roll Call

Board members present: Jason Schillewaert District 1, Daniel Harris District 2, Alissa Hanshew District 3, Jon Loehndorf District 4, Brendan Freitas District 6, Patricia Egan District 8, and Jeff Finley District 9.

Board members absent: Kari Hoffman District 5, Naomi Hirayasu District 7.

In attendance: Larry Torres Jr., General Manager.

3. Approve Agenda for November 15, 2023

Edits: Add Calcium chloride for dust control under new business 13C and add 12C RFQ for Paving.

Jon Loehndorf District 4 moved to approve the November 15, 2023 agenda as amended. Patricia Egan District 8 seconded the motion. Vote: Yes – 7, No – 0. Unanimous. Motion carried.

4. Approve October 18, 2023 Minutes

Edits: Under new business 14 change District 8 vote to yes and not abstain.

Alissa Hanshew District 3 moved to approve October 18, 2023 meeting minutes as amended. Patricia Egan District 8 seconded the motion. Vote: Yes – 7, No – 0. Unanimous. Motion carried.

5. President's Report

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

6. Vice President's Report

No report.

7. Treasurer's Report

Alissa Hanshew Treasurer addressed the board. Treasurer's report attached (2).

Question on Department of Water cost for watering roads.

8. GM Report

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

9. Committee Reports

A. Finance Committee

Alissa Hanshew addressed the board. Committee has been reviewing balance sheet, profit and loss statements, reviewed updated CIP and finished reviewing ATT tower contract. ATT contract set to automatically renew next year. Also reviewed refinance and payment details on the bond. Next meeting is December 13 from 12:30 – 2 pm in library. More frequent meetings expected next year to have a proposed budget available by May. Finance Committee is tasked to review any contracts more than 6 months.

B. Human Resource Committee

Jeff Finley addressed the board for Naomi Hirayasu. Next meeting is January 24 at 1 pm in library. Committee will be working on codes of conduct for members and board. Looking for a new member, those interested contact Shelli at associate2@hppo.net.

C. Cultural Preservation Committee

No report.

D. Road Safety and Pathways Committee

No report.

10. Community Resource Report – Judi Houle

Judi Houle addressed the board. Saturday is Rat Lung Worm class at 10:30 am. Food Pantry gives away produce and clothing, next pantry is November 28 at 1 pm.

Holiday in Paradise was a success; gave away free candy, goody bags and toys. December 16th is Mele Kalikimaka with Santa Claus. There will be music, foods, and goody bags. December 19 is the holiday food pantry; giving away gifts, clothing and household items. Free for those in need.

Neighborhood Watch is the 1st Saturday of month with next topic of dogs and speeding. Police doing biking patrol on Makuu cliffs and Puna trail.

11. Owner Input

Sarah Kay addressed the board. Written statement, “Regarding the Conch, the Conch-Community Newsletter is to be mailed out several times at year according to written materials distributed by HPPOA. Please explain why the conch is not being mailed out as required. Entrance to the path between 16th and 17th is blocked by debris.”

Jennifer Myers addressed the board.

Bruce Derrick addressed the board.

Danee McFarr addressed the board. Written statement attached (4). Questions and discussion regarding meeting minutes timeline.

12. Unfinished Business

A. Mailbox Project Updates

1. Review and approval of USPS service agreement

No service agreement to sign and approve yet.

2. Lighting options – review

Enter discussion on lighting options, solar lights shipped from mainland and bid from Hokori Construction. Discussed dark sky ordinance and lumens of solar options. Discussed two poles for each location, possible lighting ordered from mainland. Discussed cost of option from contractor or order from mainland lights.

B. Conflict of Interest Policy

Enter discussion. Attorney sent back modified general conflict of interest policy approved by the IRS. Board members need time to review material sent back from attorney.

Jon Loehndorf District 4 moved to tabled conflict of interest discussion until December. Jason Schillewaert District 1 seconded the motion. Vote: Yes – 7, No – 0. Unanimous. Motion carried.

C. RFQ for clearing grubbing and paving project

Enter discussion on RFQ for Ala Heiau road, Beach Road from intersection of Kaloli to the dead-end, 6th street from intersection of Makuu. Two RFQs, one that has speed tables and another that does not. Discussed various modifications; speed table size and number stated. Discussed rock tonnage in pricing. Many changes that will need to be seen in RFQ. Discussed driveways being paved during road paving.

Brendan Freitas District 6 moved to approve paving RFQ. Jon Loehndorf District 4 seconded the

motion. Vote: Yes – 1 Jeff Finley District 9, No – 6. Motion denied.

GM will make changes and distribute back out to review. Deadline for changes.

13. New Business

A. Bylaw Committee – Appoint 3 Directors

Enter discussion. Acknowledgment that some owners disagree that board is able to form board committee and change bylaws. Board has fiduciary duty to comply with law.

Alissa Hanshew, Jon Loehndorf, and Brendan Freitas nominated for the Bylaw Committee. Board members seconded the nominations. Vote: Yes – 6, No – 0, Abstain – 1 Daniel Harris District 2. Motion carried.

B. Bylaw Committee – Review and Appoint 2 members

Enter discussion. List of names that signed up. Two members got back with requested letter of intent.

Patricia Szot and Raymond Holybee nominated as Bylaw Committee members. Written ballot. Motion carried.

C. Calcium Chloride for Dust Control

Enter discussion on testing calcium chloride aka ice melt for dust mitigation. Question of where. Pulls moisture out of air to help keep moisture for mitigation. Currently have 350lbs of calcium chloride which is not that much. Found suppliers and distributors. Need to figure out where to test. 300 gallon tank sprayer. Equipped to spray. Has been raining so waiting for a dry time. Need a test patch. Question of where, question on who will test. Discussion of writing something up to be able to track if working and how much it's working.

Jon Loehndorf District 4 moved to have the general manager pick a road to test calcium chloride. Daniel Harris District 2 seconded the motion. Vote: Yes – 7, No – 0. Unanimous. Motion carried.

14. Announcements

Next board meeting is December 20, 2023 at 6 pm.

Next General Membership meeting is February 25, 2024 at 3pm. Check – in begins at 2 pm.

15. Adjourn

Alissa Hanshew District 3 moved to adjourn to Executive Session. Jon Loehndorf District 4 seconded the motion. Vote: Yes – 7, No – 0. Unanimous. Motion carried. Meeting adjourned at 7:21 pm.

Attachments:

President's report (1) pg. 8.

Treasurer's report (2) pg. 9.

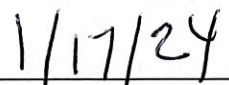
GM report (3) pg. 10.

Daneee McFarr written statement (4) pg. 11.

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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Motions Log
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