

**Hawaiian Paradise Park Owners' Association
APPROVED General Membership Meeting
Sunday, October 29, 2023**

1. Call to Order

Membership meeting called to order by Kari Hoffman President District 5 at 3 pm. Taken place at the HPPOA Activity Center.

Owners present: Karin Hoffman, Patricia Szot, Larry Torres Jr., Jon Loehndorf, Debbie Skaggs, Patricia Ruppert, Tanya Seaver, Alissa Hanshew, Lanell Lua, Julie Rice, Jeff Chang, Jennifer Myers, Patricia Egan, James Lehner, Sarah Kay, Bert Jackson, Spencer Kissler, Jo Lindskog, Jason Schillewaert, Cynthia Totsfyn, Jeanette Baysa, Lourene Riley, Tesse Tinker, Patrick and Phyllis Saskaba, Genevieve Derego, Meschino, Darice Unick, Ann McRill, Athena Zacharaopoulos, Daneec McFarr, Angelica Covington, Elizabeth Bonnell, Alan Harunaga, Jeff Finley, Alexa von Alemann, Naomi Hirayasu, Raymond Holybee, Kepa Maly, Onaona Maly, Travis Hutchinson, Tonya Clark, Bruce Derrick, Kim Dunham, Kathy Hollingsworth, Brian Ogawa, Sandee Maeda, Collette Kubota, Barry Peterson, Shannon Dorsey, Lindy Williams, Janet Andrea, Cheryl Kratke, Dan R. Santos, Judi Houle, Clyde Jordan, Christine Harker.

Quorum established through office staff.

Vote counters are Jon Loehndorf and Bruce Myer.

2. Approve October 29, 2023 Membership agenda

Enter discussion on agenda edits and whether owner input should be at end of agenda or beginning.

Edits: Move Owner Input up on agenda to item 12, move Nominating Committee under Special Business and add update on archaeological bid under unfinished business.

Move owner input up to item 12. Vote: Yes – 36, No – 26. Motion carried.

Patricia Ruppert moved to approve agenda as amended. Alissa Hanshew seconded the motion. Vote: Yes – 33, No – 21. Motion carried.

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

Nominations for Patty Znot and Lanell Lua as chairperson. Each nominee introduced themselves.

Patty Szot: Yes – 25.

Lanell Lua: Yes – 39. Motion carried.

Lanell Lua elected as chairperson.

4. Invite participants to Record and Live Stream Meeting

Audience invited to live stream or record meeting.

5. Approve June 25th Draft Membership Meeting Minutes

Patty Szot moved to approve the June 25, 2023 membership meeting minutes. Jennifer Meyers seconded the motion.

Discussion. Request to have draft meeting minutes prior to the meeting; place on website 2 weeks prior. Discussed ability of members to be able to speak and when they should and can be recognized. Chair is to recognize any member who would like to speak.

Vote: Yes – 48, No – 1, Abstain – 8. Motion carried.

6. President's Report

Kari Hoffman President addressed the membership. President report attached (1).

7. Treasurer's Report

Alissa Hanshew Treasurer addressed the membership. Treasurer report attached (2).

8. GM Report

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

Discussion and questions from audience on cane grass. Members should call in for any road hazards, maintenance or grass. Question of poisoning the roads and how much is spent. Avenues are not poisoned. Main roads may be poisoned. Money spent on poison is in large batches. Uncertainty of exact figure; can come into office for information. Question of training of road staff. Board allotted \$10,000 in budget for training. Discussed training programs for staff; bloodborne pathogens, CPR, and CDL, etc. Question if side arm mower cuts guava; looking for a side arm mower with a mulching head.

9. Special Business: Nominating Committee – Approval of Members to Committee

Enter discussion on names listed on Nominating Committee sign-up sheet. One person listed on sign up not here or on Zoom. Question of whether person can be on sign up sheet without being present. Email request sent in by Mayelin Stillwell to accept nomination as she is absent.

Names on Nominating Committee sign up sheet are Debbie Skaggs, Patricia Ruppet, Mayelin Stillwell, Julie Rice, Bruce Derrick, and Jeannette Baysa.

Members moved and seconded to accept slate of names for Nominating Committee. Vote: Yes – 48, No – 0, Abstain – 4. Motion carried.

10. Committee Reports

A. Finance Committee

Alissa Hanshew addressed the membership. Committee meets on 2nd Wednesday of month from 12:30 – 2 pm in library. Observers are welcome. Meeting minutes will be on website. Currently working on reviewing contracts and bond. Next year will start drafting budget and CIP.

B. Cultural Preservation Committee

Lanell Lua addressed the membership. Last few committee meetings there was no quorum. Second Saturday of November is next meeting, expect to have quorum. Recommended an archeological firm to board and board has not yet made a decision. Decision should be made in November.

C. Human Resources Committee

Naomi Hirayasu addressed the membership. Committee is short one member. Anyone interested let Naomi or office know. Meetings are 4th Wednesday of the month at 1 pm. Observers welcome.

D. Road Safety and Pathways Committee

Bruce Derrick addressed the membership. Surveying all stop signs so they may comply with county and state laws. Sign up sheet in back to join. Committee looks at safety of roads such as stop signs, speed limit signs and make sure they comply. Discussion on street sign names and county codes.

11. Community Resource Report

Judi Houle addressed the membership. Neighborhood Watch is a 501c3 non-profit organization. Goal is to improve the healthy, safety and quality of life of HPP residents.

Halloween in Paradise prior evening. Gave away goody bags with toys, pizza and had magic show. Next holiday celebration will be Saturday, December 16th for Mele Kalikimaka with Santa. Holiday food pantry will be December 19th and will give away food and gifts for needy families and their children.

Neighborhood Watch meetings are 1st Saturdays of month from 9 – 11 am. Discuss safety and security issues with community police office. Swap Meet is the 2nd Saturday of the month from 7 – 11 am. Items and food for sale. Proceeds go to Neighborhood Watch. Every 3rd Saturday is a class from 9 – 11 am; Albizia, Rat-lung Worm and Tropical Garden classes, all rotating. Food Pantry is 4th Tuesday of the month at 1 pm. Food and clothing to those that qualify. Numbers are going up. Home delivery provided for those in need.

Sponsors of the CERT and radio team. Emergency response plan on website. Volunteers are needed.

12. Owner Input

Patricia Ruppert addressed the membership. Written statement attached (4).

Julie Rice addressed the membership. Written statement attached (5).

Tanya Seaver addressed the membership.

Elizabeth Bunell addressed the membership.

Kathy Hollingsworth addressed the membership.

13. Unfinished Business

A. Legal Update

Larry Torres addressed the board. Brief legal update and not taking questions. There are two current lawsuits; one from a former board member who is being sued by former employee and is suing HPP to cover legal fees. Second lawsuit was filed by an owner suing HPPOA, Kari Hoffman and Jeff Finley for breach of fiduciary duties, deed restriction violations and misuse of road fees by the mailboxes. Both cases are still in progress. The second lawsuit hearing was on Friday resulting in the judge denying the motion to dismiss.

Alan Harunaga addressed the board. Read statement from Nicole Craig; written statement attached (6).

Discussion and interjections; point of order. Objection from Jeff Finley on being called a liar. Further discussion on lawsuit and issues of point of order.

B. Mailbox Parks Update

Kari Hoffman addressed the board. Post office working on getting service agreement. Once service agreement signed, will have mailboxes installed on lower two sites. Once mailboxes installed banners will be put up on roadways letting residents know to come to office to pick up keys.

16th and 14th sites need grading permits because of amount of material that's needed. It is estimated to take 30 – 45 days before permits are granted; work has stop until then.

Post office set boundaries on where residents will pick up mail. 4th and Kaloli site boundary will be 13th avenue; everyone on Hilo side of Paradise will go to this site. Makuu and 6th site boundary is 15th avenue, everyone 15th and below on Pahoehoe side of Paradise and will use this site. Upper two site will be 16th and 14th above with Paradise as dividing line. Boundaries will be place on website.

New boxes don't have outgoing slot. Post office working on getting outgoing mail receptacle. Boxes are 7 x 12. Question on lights on two finished sites. Getting bids on lighting. Board will address in November.

C. Clarity around HOA Rumors and 421J

Kari Hoffman addressed the membership. Board not attempting to create covenants and restrictions with rules on what can and cannot do on property. Intention of board was to acknowledge that HPPOA falls under 421J and to make sure following state law. Court will ultimately decide whether HPPOA falls under 421J.

Questions, discussion from audience. Objection from Patricia Ruppert.

Question of how falling under 421J would change things. Bylaws will change, currently conflict with state law. Disputes would be handled in mediation instead of arbitration. Gives association more power to lien and foreclose. Further discussion of validity of statute to association. Discussion about mailbox need and being able to vote.

D. 50th Anniversary Recap

Lanell Lua addressed the membership. Judi Houle was co-chair. September 16th had celebration. Food, bouncy houses, free food and music. Thanked volunteers and everyone who come out.

E. Update from Archaeological Inventory Survey

Kari Hoffman addressed the board. Board only received one bid; the bid did not meet the requirements set by the RFQ and was not addressed to the board. Put out to bid again and sent to 40 different companies around the islands. Closing date for bids is November 10th.

14. New Business

A. Road Maintenance Fee Increase

Enter discussion. Road fee increased to \$435. Written statement attached (7).

Discussion and questions regarding increased cost and budget. Question of how many people have not paid road fees. 7,085 members paid in full out of 8,850 lots. Approximately 180 people have never paid road fees. Question if mailboxes put association over budget. 5 percent of road fees have been taken out and placed separately in non roads account over past 5 years. When project is finished mailbox line item will be removed.

B. Bylaw Committee Update

Kari Hoffman addressed the membership. Written statement attached (8). Question of whether HPPOA falls under 421J. Opposition expressed by some owners that HPPOA does not fall under 421J. Board will make decisions on who will be on committee. Question and discussion from audience on why committee was dissolved. Expressed that bylaw committee should be a member committee and cannot be dissolved by board.

15. Announcements

The next monthly meeting is the third Wednesday of the month. November 15, 2023 at 6 pm in the HPPOA Outdoor Activity Center.

The next scheduled Membership Meeting will be the last Sunday in February. February 25, 2024 at 3 pm in the HPPOA Outdoor Activity Center.

16. Adjourn Meeting

Meeting adjourned at 5:36 pm.

President report attached (1), pg. 9.

Treasurer report attached (2), pg. 10.

GM report attached (3) pg. 11.

Patricia Ruppert written statement (4), pg. 12.

Julie Rice written statement (5) pg. 13.

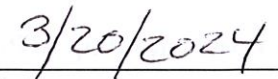
Nicole Craig written statement as read by Alan Harunaga (6) pg. 14 – 16.

Road Fees Increase 2024 written statement (7) pg. 17.

By Law Committee Update written statement (8) pg. 18.


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

**HPPOA Membership Meeting
Motions Log
Sunday, June 25, 2023**

Move owner input up to item 12. Vote: Yes – 36, No – 26. Motion carried.

Patricia Ruppert moved to approve agenda as amended. Alissa Hanshew seconded the motion. Vote: Yes – 33, No – 21. Motion carried.

Patty Szot: Yes – 25.

Lanell Lua: Yes – 39. Motion carried.

Patty Szot moved to approve the June 25, 2023 membership meeting minutes. Jennifer Meyers seconded the motion. Vote: Yes – 48, No – 1, Abstain – 8. Motion carried.

Members moved and seconded to accept slate of names for Nominating Committee. Vote: Yes – 48, No – 0, Abstain – 4. Motion carried.