

**Hawaiian Paradise Park Owners' Association**  
**APPROVED Membership Meeting Minutes**  
**Sunday, February 25, 2024**

## **1. Call to Order**

Membership meeting called to order by Kari Hoffman President District 5 at 3:01 pm. Taken place at the HPPOA Activity Center.

## **2. Roll Call to Determine Quorum**

*Owners present:* Charles Snader, Gloria Pondela, Stephen Hirsch, Edward Meschino, Christina Harker, Theresa Jackson, Anthony Booker, Cheri Hart, Shanah Brody, Bruce Myers, Darlene Ancheta, Denise and Terry Brown, Todd Singleton, William Wittenburg, Jason Schillewaert, Judi Houle, Lil Rhymer, Bert Jackson, Eric Mayor, Ann McRill, Cynthia Tots, Maxine Tots, Aki Lintunes, Wann Harris, Michael A. Kranz, Quintin Quinerie, Holly Kempson, Darice Unick, David Prager, Detkev Schneider, Elaine Schneider, Mary Cornish, Nicole Craig, Alan Harunaga, Douglas Kerr, Ken Heingmann, Barry Peterson, Dada Curley, Brian Ogawa, Sandee Maeda, Kathy Hollingsworth, Lauren Scath, Karin Hoffman, Larry Torres Jr., Alissa Hanshew, Jeff Finley, Bruce Derrick, Danie Harris, Lanell Lua, Angelica Covington, Patricia Ruppert, Alexa Von Alemann, CR Jordan, Jan Sheldon, Travis Hutchinson, Roby Hodges, Brian Egan, Debbie Skaggs, Patricia Szot, Kimberly Comet, Thomas Yost, Jennifer Myers, Jeanette Baysa, Jeremiah Kestrel, Lynda K. Jones, Spencer Sakodd, Lana Frutoz, Royden Lee Boyl, Dona Malhiot-Laubhan, Robert Martins, Sharon Martins, and K. Tilton,

*Quorum established through office staff.*

*Daniel Harris and Darice Unick volunteer as vote counters.*

## **3. Approve February 25, 2024 Membership Agenda**

**Patrica Szott moved to approve the February 25, 2024 Membership Meeting agenda as presented. Jennifer Myers seconded the motion. Vote: Yes – 71, No – 0. Motion carried.**

## **4. Vote to Appoint/Approve Membership Chair(s)**

**Lanell Lua nominated and seconded as Chairperson. Vote: Yes – 73, No – 0. Motion carried.**

Announced: Participants are invited to record. Meeting is on Zoom and participants must speak directly into the microphone so those on Zoom may hear and recorded.

## **5. Approve October 29, 2023 Draft Membership Meeting Minutes**

**Jon Loehndorf moved to approve the October 29, 2023 Membership Meeting Minutes. David Prager seconded the motion. Vote: Yes – 70, No – 0. Motion carried.**

## 6. President's Report

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

Enter discussion. District 6 has resigned due to family reasons. Applications deadline is March 15 to be on ballot as well as for appointment until June. Accepted resignation and thanks Brendan for his service.

Question of measurement of mailbox sites and if more than an acre was dozed. Concern expressed because anything over an acre needs an archaeological survey. 4<sup>th</sup> and Kaloli and 6<sup>th</sup> and Makuu lots discussed. Expressed that garbage piles were within the acre site and needed to be cleared to be moved.

## 7. Treasurer's Report

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

Question and clarification on where money is coming from for mailboxes. Up to 5 percent of collected dues go toward non-road projects such as Activity Center, archaeological survey, and mailbox project. Money for mailboxes was saved and collected over years.

Statement made that volunteers built playground. Clarification that HPPOA bought equipment and then built by volunteers.

Question and discussion of liability of lawsuit.

## 8. GM Report by Larry Torres

*Larry Torres General Manager addressed the membership.* GM report attached (3). Report totals are since last membership meeting.

Question of water truck size; looking for a 3-5000 gallons water truck.

## 9. Nominations for Three Awards

Enter discussion. Looking for interested parties to be on committee to recommend nominees.

Volunteers are Todd Singleton, Jeannette Baysa, Patricia Szott.

## 10. Committee Reports

### *A. Bylaw Committee*

*Douglas Kerr addressed the membership.* Called point of order to state that new bylaw committee was not properly formed based on current bylaws. Question of board disbanding prior bylaw committee. Question of whether the bylaw committee is a membership committee or a board committee. Argument that board cannot form bylaw committee because it is supposed to be a membership committee and

cannot be formed by the board. Certain members removed from bylaw committee.

Enter discussion. Expressed that bylaws are subject to change. Charter is what rules and bylaws are a living document. Expressed that amendment proposals need to be placed in new business and made as motions as understood by Roberts Rule of Order. Request agenda changes be made during approval of agenda.

*Jon Loehndorf addressed the membership.* Chair of the board appointed bylaw committee. Committee has set of bylaw changes they want to put forth to membership. Next Bylaw Committee Meeting is Wednesday at 4 – 6 pm. Willing to move bylaw changes to new business.

**Jon Loehndorf moved to move bylaw changes to New Business A. Patty Szott seconded the motion. Yes – 62, No – 10. Motion carried.**

Question of bylaws amendments not having old bylaw as well as the revision; what members are voting on is not clear. Copies have light color and cannot be seen. Interjection on procedure and changing bylaws. Offense expressed for shouting member.

### *B. Finance Committee*

*Alissa Hanshew Finance Committee Chair addressed the membership.* Committee meets on second Wednesday and last Monday of the month; twice a month from 12:30 – 2 pm in the Library. Up to date minutes on web page. Reviewed all long term contracts and review financial statements monthly. In process of budget projections for next fiscal year.

### *C. Nominating Committee*

*Bruce Derrick Nominating Committee Chair addressed the membership.* Hung up banner and attended Swap Meet. Received two nominations both for District 4. Openings for Districts 2, 3, 4 and 6. March 15 cut off for applications. Those interested should apply. Election day is June 3<sup>rd</sup>. In April will have two meet the candidates Sunday, April 14 and Wednesday before board meeting 5 – 6 pm.

Invites those in back to move to front for better hearing and to speak louder.

### *D. Cultural Preservation Committee*

*Lanell Lua addressed the membership.* Packet with pictures shows update of archaeological survey of 33 acres, stretching 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> streets. Spots on map show features. No one is to go on land; posted on website. Final report expected to come out in April. Committee meets on second Saturdays at 10 am. Observers welcomes.

Question of what next step will be. Archaeologist will make recommendations. Ideal is cultural preservation. Lead archaeologist lives in the area. Plans to remove invasive plants. Uncertainty until final report comes back.

Question if its a big deal to over doze 30ft of an acre and if that would pose another archaeological

survey, trash was removed. Preserving cultural land is a big deal, family burials and types of lava. Any fines would possibly fall on HPPOA. Further discussion. Road fees are used to fund the archaeological survey.

### *E. Road Safety and Pathways Committee*

*Bruce Derrick Committee Co-chair addressed the membership.* Currently only 3 members; invites volunteers to join. Meet first Tuesday of the month from 1 – 3 pm in library.

Working on conforming signage in HPP to federal, state and county standards. Looking at plan for walking and bicycle paths. Proper signage reduces liability.

## **11. Community Resource Report**

*Judi Houle addressed the membership.* 35 year resident and community volunteer. President of Neighborhood Watch which is a 501c3 to help improve the safety, security and quality of life of residents. Meets at 9 am first Saturday of month with a police officer. Listen to concerns and try to find solutions. Animal control was one guest speaker. Next month the project is mapping the junkyards and abandoned vehicles in community; mapped 17 junkyards so far.

Food pantry is at 1 pm forth Tuesday of the month. Give away free food, produce and clothing, been doing it for 8 years. Last month Hope Services joined.

Class is third Saturday of month. Rotation of 5 classes. Next month is Rat lung worm disease especially that have catchment tanks and work in their yard.

Swap Meet is second Saturday of month. Fundraiser for nonprofit. Sponsors the CERT team. CERT exercises coming up in May. In emergency the activity center becomes command center.

Volunteers for food pantry are welcome.

## **12. Unfinished Business**

### *A. Legal Update*

Two active lawsuits. One is from a former board member being sued by former employee, suing HPP for legal fees. Has not gone to trial yet. The other is Nicole Craig vs. the board, Kari Hoffman and Jeff Finley. Both are still ongoing.

*Kathy Hollingsworth addressed membership.* Attended court. Judge ordered to mediation. No mediation has taken place so far. Hearing about mediation on March 11 in Hilo. Trial set for January 25, 2025.

### *B. Mailbox Parks Update*

*Kari Hoffman addressed the membership.* Ordered parcel lockers for 6<sup>th</sup> and Makuu site. Now in Hilo

and will be installed with cluster boxes. Updates can be found on website. When mailboxes are ready and keys ready to be handed out, banners will go up on main roads. Lower two sites will be first then upper two sites. Upper two sites are 14<sup>th</sup> and Kaloli and 16<sup>th</sup> and Makuu.

### *C. Calcium Chloride Update*

*Larry Torres addressed the membership.* Calcium chloride is also known as ice melt. Used on mainland to defrost ice but used as a dust suppressant on gravel roads. Draws in moisture from air to keep roads wet and not kick up dust. Listed as GAS, generally accepted as safe. Board voted to test area.

Tested a portion of road to see how it worked as dust suppressant in tropical environment. Tested road on 8<sup>th</sup> between Kaloli and Paradise. Contacted Department of Health DOH to let them know, wanted to know progress. Good conditions presented in January to do a test. DOH went to look and was satisfied with results. Continued monitoring. Want more testing but have not done more. Happy with results; works great as a dust suppressant. However, it is not cost effective. Used 350 lbs to do frontage and it cost \$350.

Question of using salt on roadways and wear and tare on cars. Price is extensive and not practical to do all roads. Shipping is difficult in Hawaii although there is a local distributor. Enhances the salt and creates more wear, in pure form causes more wear. Diluted pellets in water, and sprayed it as to minimize. Although it is GAS, it is not organic. Could inhibit certified organic farmers. Consideration to them. Salt kills grass and weeds. Dilutions helps. In test area, no grass is dead. All in discussion. Helps in dust suppressant.

Enter discussion. Other products can be used. Careful of speeders and dogs. Others in neighborhood use personally and works. Silica in the dust. Concern expressed for health issues. Concern expressed for leaching into water well.

*Count to establish quorum. Quorum established.*

## **13. New Business**

### *A. Discussion and approval of Bylaw change regarding Article I – Name*

*Jon Loehndorf addressed the membership.* Presenting changes to bylaws, some there will be no changes but request a vote to place in new bylaws book as its being compiled.

#### **Motion and seconded to accept Bylaw Article I - Name.**

Enter discussion. Objection expressed stating bylaw committee is illegitimate. New bylaw committee is made up board members and member. Both changes and old bylaws are available on back table.

Clarification made that vote on bylaw changes here in membership meeting only allows it to be on ballot to be sent to all members for vote. A certain percent of lot owners have to respond in the affirmative. Vote here does not automatically make it into bylaws. Changes will be reviewed by attorney for legality.

Question of why the urgency. Question of why its being voted on if no changes. Go through all bylaws so everyone can be in process, can see what's there and agree its a bylaw.

**Vote: Yes – 72 , No – 7, Abstain – 0. Motion carried.**

*B. Discussion and approval of Bylaw change regarding: Article II – Location*

Change to article is to specifically state physical address of office.

**Patricia Szott moved to accept Article II – Location. Jennifer Myers seconded the motion.**

Enter discussion. Opinion expressed that bylaw committee is offensive.

**Vote: Yes – 73, No – 7, Abstain – 1. Motion carried.**

*C. Discussion and Approval of Bylaw change regarding: Article III – Corporate Seal*

No changes to seal.

**Kari Hoffman moved to accept Article III – Corporate Seal. Jennifer Myers seconded the motion.**

**Vote: Yes - 72, No - 6, Abstain – 0. Motion carried.**

*D. Discussion and approval of Bylaw change regarding: Articles IV – Objects and Purposes*

Enter discussion on changes in article IV – object and purposes. Discussed each line A – H in objects and purposes. Discussed that increment I all roads are owned collectively. In Increment II HPPOA got deeded roadways. Remove “commonly owned” in section C to take both increment I and II into account.

Question of why it has be be restated if in charter. Objects and purposes referenced in charter but more detailed in Article IV.

Article IV discussion tabled for further review. Discussed further difference between increment I and II and slight changes to wording in Article IV. Will be taken back to bylaw committee.

*E. Discussion and Approval of Bylaw change regarding Article XI – Assessments  
Section 3 – Non-Road Funds*

Enter discussion on road assessments. A member quoted several previous bylaws that limits how funds are used. Change in bylaw clarifies what HPPOA assets are and how non-road funds are obtained and used. Questions and discussion about article. All bylaws are being revised to adhere to state statues. Question and discussion of road fees being restricted to road maintenance. Bylaw change read to membership. Discussed examples of how 5 percent of road fees would be collected and for what used.

Quorum call. Quorum established.

Further discussion on road assessments. Board wouldn't have the power to vote for any project. Members would have ability to vote on projects and funds would be tracked as part of the Capital Improvement Plan.

**Kari Hoffman moved to accept revision of Article XI Section 3 – Non Road Funds. Jennifer Myers seconded the motion.**

Objections made that money can be put into whatever board would like to fund. Further discussion. There is a cap on how much road fees can be raised each year. Bylaw changes will be reviewed by attorneys. Expressed need for funds to do projects for community.

Called to question.

**Vote: Yes – 63, No – 5, Abstain – 1. Motion carried.**

#### **14. Owners Input**

*Jennifer Myers addressed the membership.*

*Dona Laubhan addressed the membership.*

*David Prager addressed the membership.*

*Kathy Hollingsworth addressed the membership.*

*Todd Singleton addressed the membership.*

*Jeff Finley addressed the membership.*

#### **15. Announcements**

Next Board meeting is March 20, 2024 at 6 pm.

Next Membership Meeting is Sunday, June 30, 2024 at 3 pm in the Activity Center.

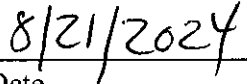
#### **16. Adjourn**

Meeting adjourned at 5:58 pm.

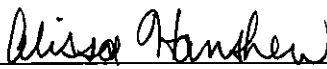
President report attached (1), pg. 10.  
Treasurer report attached (2), pg. 11.  
GM report attached (3) pg. 12.

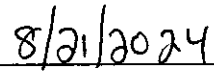
I, Al-Qawi Lebarre, undersigned as an independent neutral third-party, present this report as a summary of these events to the best of my ability.

  
\_\_\_\_\_  
Al-Qawi Lebarre, Recording Secretary

  
\_\_\_\_\_  
Date

Upon acceptance,

  
\_\_\_\_\_  
HPPOA Board Secretary

  
\_\_\_\_\_  
Date

**HPPOA Membership Meeting  
Motions Log  
Sunday, February 25, 2024**

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**Jon Loehndorf moved to move bylaw changes to New Business A. Patty Szott seconded the motion. Vote: Yes – 62, No – 10. Motion carried.**

**Motion and seconded to accept Bylaw Article I – Name. Vote: Yes – 72 , No – 7, Abstain – 0. Motion carried.**

**Patricia Szott moved to accept Article II – Location. Jennifer Myers seconded the motion. Vote: Yes – 73, No – 7, Abstain – 1. Motion carried.**

**Kari Hoffman moved to accept Article III – Corporate Seal. Jennifer Myers seconded the motion. Vote: Yes - 72, No - 6, Abstain – 0. Motion carried.**

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