

**HAWAIIAN PARADISE PARK OWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 16, 2024
HPPOA ACTIVITY CENTER
15-1570 MAKU'U AVE
KEA'AU HI 96749
6:00PM HST
APPROVED**

Meeting called to order by Karin (Kari) Hoffman, President

Members Present: Kari Hoffman , D5/President
Jeff Finley, D9/VP
Alissa Hanshew, D3/Secretary
Teresa Bayne, D8/Treasurer
Jason Schillewaert, D1
Lanell Lua, D6
Naomi Hirayasu, D7
Members Absent: Darice Unick, D2
Melina Rajasi, D4
Present: Larry Torres, GM

Approve Agenda for Meeting with additions to new business
1) ratification of BOD vote for Mail Park blessing ceremony
2) bylaw changes
Motion to approve agenda by Teresa Bayne
Second by Alissa Hanshew
Motion Approved 7-0

Review of Minutes: Changes to minutes of Sep 18, 2024 BOD meeting discussed and submitted. Changes will be incorporated and minutes published on the HPPOA website.
Motion to Approve minutes with changes by Teresa Bayne
Second by Alissa Hanshew
Motion Approved 6-0-1

President's report present by Kari Hoffman, President. Report attached.

Member Rosa Ahrens asked if we could create a noise ordinance for HPP. Lanell Lua advised there was a county noise ordinance and that any changes would need to be addressed with the County government. Naomi Hirayasu mentioned we have no enforcement mechanism for a noise ordinance.

Vice-President's report presented by Jeff Finley. All committees should send Agendas and Minutes to Shelli for inclusion on the website.

Treasurer's Report presented by Teresa Bayne. Report attached.

Teresa complimented office staff for working so hard on collecting past due amounts, to the tune of over \$300,000 this year.

Member Rosa Ahrens requested additional information on how much was spent and total mileage paved. It was explained that the current paving projects were from last year's budget. Jeff Finley advised we paved 1 mile, Kari Hoffman advised cost was \$500,000, Teresa Bayne advised to come into office to get additional information.

General Manager's Report presented by Larry Torres. Report attached.

Jason Schillewaert questioned types of maintenance performed and reported (pothole repair, calcium chloride application).

Jeff advised calcium chloride seems to be working well. Teresa asked if calcium chloride application was opt-in only, or if we could apply at our discretion. No legal requirement for opt-in, just a budget issue. Larry asked BOD policy for calcium chloride application for SPECIAL MANAGEMENT AREAS. Jason suggested checking with the county for requirements, Naomi agrees. Lanell asked for definition of SPECIAL MANAGEMENT AREA. Larry stated it was areas close to beaches, for example. Larry will check and report to the BOD if a decision is necessary. Member Rosa Ahrens asked how someone could tell the difference between a road treated with calcium chloride vs an untreated road. Larry advised that a treated road always looked wet.

Finance Committee Report presented by Teresa Bayne.

Financial reports reviewed, no concerns or issues. Contracts reviewed and committee requested answers to several questions from BOD. No additional action taken. Next meeting is scheduled for Oct 28, 2024. Teresa invited any member interested to attend.

Bylaws Committee Report presented by Ray Holybee, Chairman

Ray believes approximately 80% of changes to bylaws have been completed. Lanell asked how many committee members and for minutes. Jeff asked questions regarding attorney review. Kari advised that anything approved by members was submitted to attorneys.

Culture Preservation Committee Report presented by Lanell Lua. Report attached.

Lanell reported that the burial cave on 16th and Maku'u has been completely sealed off, and thanked the BOD for approving the finalization of Archaeological review. Teresa asked if we were going to receive a bound copy and if we could fix typographical errors. Larry advised company offered a bound copy and Kari said yes, we want one. Lanell asked if survey was on HPPOA website, answer is yes.

Human Resources Committee presented by Naomi Hirayasu.

Naomi presented a letter from attorney, and made a recommendation that we vote to accept recommendations.

Mail Park Beautification Committee report presented by Patti Szot.

Reported on Blessing Ceremony, work parties on 4th and Kaloli site, and on 6th and Maku'u sites. Volunteer and Release of Liability forms are on the HPPOA website. Committee requests permission from BOD to set up donation accounts in our accounting system so they can accept donations for projects. Teresa advises that the topic is on the Finance Committee agenda for meeting on the 28th. Alissa mentions it may affect tax exempt status. Jeff asked about cinder delivery. Further discussion on donation acceptance. Teresa stated she will check IRS regulation. Patti stated people had expressed interest in donating. Jeff asked about asking accountants, Naomi suggested attorney.

No Roads and Safety Committee Report presented.

Community Resource Report presented by Judi Houle, President of Neighborhood Watch, a 501(3)(c) corporation.

Sponsoring Halloween in Paradise, presented flyer (attached). Packing 500 goody bags and giving away pizzas. Need volunteers. Last year 700 visitors. Asked permission to put on the website, BOD said get to Larry and it will be done. Every third Saturday is a class, this month PLANTS, next month RAT LUNG WORM DISEASE. Next food pantry Oct 22, 2024. Teresa asks where people can make donations to the food pantry, contact Judi.

Larry reports that the plumbing issues at the activity center have been resolved, and playground equipment has been repaired. Lighting will be next on agenda, and that picnic table will be ordered as soon as possible.

Owner Input

Jennifer Meyers spoke about the Mail Park Blessing Ceremony, and suggested that the parks be named with respect to the Hawaiian culture. Thanks everyone for their

time and energy. Lanell says she got many e-mails asking if the CPC committee was consulted about the ceremony, with one of the main questions being who paid for it. No HPPOA monies were used, the committee donated to pay them.

Jim Parker spoke regarding his concerns about the change to a larger size rock product on the unpaved roads. Kari advised him to submit Road Repair requests to the office.

Mark Terman spoke regarding the larger rock size on the unpaved roads, and the new rock being shoveled to the side of the road instead of compacting it with use. Why are we using the larger rock instead of just paving?

Rosa Ahrens spoke and agreed with Mr. Terman about the rock size. Neighbor has been injured in a bike accident due to the rock being pushed up to the edge. She also stated she believed a cap should be put on road fees, since she has paid more in road fees than her property cost, and that people who have been longest should get their roads paved. Kari advised to contact district rep, Teresa Bayne. Teresa provided her e-mail and said if Rosa sent a letter, she would bring it up at the next meeting. Alissa said the cost for rock this year is approximately \$670,000, to pave the same amount of roads would need 66 million dollars. Kari stated that the total amount billed per property in road fees since beginning was \$6000. Jason asked Larry about rock size tests. Larry said larger rock holds up better.

Unfinished Business

Mail Park Update presented by Kari Hoffman.

Service contract has been approved and USPS in process has been approved. Remaining boxes for 6th are in Hilo, key assignments have been received for lower sites, and envelopes can be done. Keys will be picked up at the office. Owner needs to provide proof of ownership and picture ID, renters will need a letter from the owner allowing them to use the box, and photo ID from the owner. Larry mentioned that keys will be picked up probably in the activity center instead of the office. Jason asked about boxes for upper sites, USPS advised boxes are on Maui, being shipped, opened at USPS site, and then bringing just the CBU's, and not all the packing material to site.

2024-25 Paving

Kari discussed focusing on safety vs paving. Discussion of speed tables, starting at top working down. Larry presented ROUGH estimates for 2 types of speed tables. Price includes striping and signage at \$7882 for two (2). Estimate of \$160,000 for speed humps on everything above 25th, at three (3) per mile. A straw poll of the BOD in favor of focusing on safety over paving was 7-0 for safety. The BOD needs to determine how

many tables/humps per road, and on which roads. After discussion, it was decided to poll the membership at the next General Membership Meeting to determine their preferences on this issue. Jeff expressed he doesn't believe membership should be involved because they do not have legal responsibility, where BOD does. Alissa responded we were asking for opinions and ideas, not binding decisions, as we are here to represent the membership, it doesn't mean we are giving up our power or asking them to make decisions. Larry to contact the contractor, county, or others who can make recommendations for how many speed control devices per mile to obtain our mph objective of 35mph. Item tabled until November, 2024.

Lottery to select paving projects

Kari suggested that paving jobs be decided by lottery, with each unpaved street eligible. Stated that in her opinion, random choice is the fairest option at this point. Naomi suggested the lottery as a pilot program. Teresa stated in future that she preferred the BOD choose, as long as we are only paving one, but that when we resume paving multiple miles, that the BOD choose one and the second mile be chosen by lottery.

Discussion and Approval of Code of Conduct Policy

Motion to accept policy as revised by General Counsel by Kari Hoffman

Second by Jeff Finley

Discussion regarding provision on social media policy

Lanell pointed out that ALOHA is Hawaii state law, and that everyone is required to show ALOHA as a matter of law. Kari called the question.

Motion Approved 7-0

Discussion and Approval of 5k run

No presentation by Malamalama school, carried to next meeting

Update on Paving on Ala Heiau

Issues with obtaining asphalt have been resolved. Paving started today, Jason reported it as paving complete, still needing bumps and signage.

Update on Yellow Reflector Replacement

1567 missing per Larry personal count, as of Aug 29, 2024. Contractor preparing quote to replace. The ones we have in storage are one-side, not double sided. Heavy machinery are extremely destructive to reflectors. HPPOA employees have been instructed not to use roller near reflectors.

Update on White Reflector Installation

Work will resume on Monday, Nov 1, 2024.

New Business

Discussion of Renewal of Construction Insurance

Original quote was for 12 months, policy that was purchased was a 6 month policy. Policy expires at the end of October. Price for 6 month policy \$3500.

Motion to Renew Construction Insurance by Jeff Finley

Second by Naomi Hirayasu

Motion Approved 7-0

Members Meeting Agenda

Shelli has not been contacted by any members with input to agenda, so Kari will do. Lanell asked that we have the archaeologist speak, if possible.

Ratification of Mail Park Blessing

Motion made by Teresa Bayne to ratify vote taken by e-mail for approval of Mail Park Blessing

Second by Naomi Hirayasu

Motion Approved 7-0

Bylaw Changes

Bylaw changes sent to BOD for review. Kari stated we had the ability to send to the attorney before membership approval.

Discussion of proposed changes

Kari thanked everyone on committee for their hard work

Kari proposed that when these are sent to the membership that only those provisions that have changes to their substance be sent out, and not include those that only have a numbering change.

Alissa suggested that the attorneys only be provided what is going to be sent to membership, instead of paying an hourly rate to have them review things that are not being presented. Jeff believes it should be sent to the attorney before they are presented to the membership. Kari pointed out that we would need to resubmit to the membership everything the attorney recommended we change, that was already presented and approved at previous General Membership meetings, but not mailed to the entire membership. Kari pointed out we have to comply with our current bylaws, even though they are in gross conflict with state law. Alissa pointed out that current bylaws require that proposed bylaw changes be presented to the membership before submission to the attorney for review. Jeff argued the point. Kari confirmed Alissa as correct. Bylaws committee will prepare a document with just proposed revisions and get it to Kari as soon as possible.

Motion made by Jeff Finley to install a 4 way stop sign at 1st and Maku'u
Second by Teresa Bayne
Motion Approved 7-0

Larry requested the BOD consider the flyer presented by Malamalama School for traffic calming and speed control measures on the roads surrounding the school. Flyer Attached. Larry spoke about options and prices for adopting some of the measures suggested. Teresa stated these are DOT recommendations, and she was unable to find anything in state law that prohibited us from designating the area as a school zone, and suggested that we do so. Jason asked if it was a motion, but since it was not on the agenda, it can not be. Teresa requested that it be placed on the next agenda. Kari asked if the school might be willing to contribute to the cost of the signage. More discussion regarding Malamalama Waldorf School. Larry is opposed to a 4 way stop at that intersection, as the topography is not conducive to it. Item to be included on November agenda

Next Board Meeting will be held November 20, 2024 at 6pm in activity center
Next General Membership will be held October 27, 2024 at 3pm in the activity center, check in begins at 2pm.

Motion to adjourn to executive session by Jeff Finley
Second by Teresa Bayne

Motions log for Board of Directors Meeting on October 16, 2024

Date: October 16, 2024

Motion by Jeff Finley District 9 to approve agenda minutes for October 16 ,2024

Vote: Yes-8, No-0

Motion carried.

Date: October 16, 2024

Motion by Teresa Bayne District 8 to accept the amends of changes to the Bylaws and to be discussed further.

Motion seconded by Alissa Hanshew District 3

Vote: Yes-8

Motion carried.

Date: October 16, 2024

Motion by Teresa Bayne District 8 to accept the minutes as amended for September 18, 2024.

Motion Seconded by Alissa Hanshew District 3

Vote: Yes-8, No-0

Motion carried.

Date: October 16, 2024

Motion by Jeff Finley district 9 to approve the revisions of the Code of Conduct policies.

Vote:Yes-8 No-0

Motion carried.

Date: October 16, 2024

Motion by Jeff Finley to renew the construction insurance for mailbox sites.

Vote:Yes-8, No-0

Motion carried.

Date: October 16, 2024

Motion by Teresa Bayne District 8 to approve the Beautification Blessing Ceremony at all 4 mail box sites on October 1, 2024.

Motion seconded by Jeff Finley District 9

Vote: Yes- 8 ,No-0

Moved carried.

Date: October 16, 2024

Motion by Jeff Finley to put a 4 way stop at First and Maku'u

Vote:Yes-8

Motion carried.

Date: October 16, 2024 at Executive Session

Motion by Alissa Hanshew District 3 approval. To change the wrong date of September 21, 2024 to correct date of September 18, 2024.

Motion seconded by Teresa Bayne District 8

Vote: Yes-8

Date: October 16, 2024 at Executive Session

Motion by Jeff Finley to dismiss Case 2 for Nicole Craig

Motion seconded by Teresa Bayne District 8

Vote:Yes-8

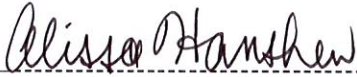
I, Celeste Rojas, as an independent neutral third party, present this report as a summary of these events to the best of my ability.



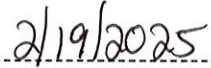
Celeste Rojas, Recording Secretary



Date



Alissa Hanshew, HPPOA Secretary



Date