

**Hawaiian Paradise Park Owners' Association**  
**APPROVED General Membership Meeting**  
**Sunday, June 30, 2024**

## **1. Call to Order**

Membership Meeting called to order by Kari Hoffman President District 5 at 3:00 pm. Taken place at the HPPOA Activity Center.

**Owners present:** Lanell Lua, Karin Hoffman, Jason Schillewaert, Teresa Morgan Bayne, Daniel Harris, Mark Price, Rosemary L. Brown, Alissa Hanshew, Jennifer Myers, Roberta Tanner, Sonia Cera, Josette Gomes, Sandee Maeda, Jeffrey Kaye, Barry Peterson, Angelica L. Covington, Julie Rice, Angela Reed, Kinikalela Kalama, Dave Sheldon, Margaret Lausch, Charles Vollmar, Rosie L. Torres, Royden Lee Boyl, Stephen Ward, Patricia Szot, Raymond Holybee, Patricia Egan, David Miller, Alexa Von Alemann, Jon Loehndorf, Kathy Hollingsworth, Patricia Ruppert. S. Kay, Jeannette Baysa, Bunnie Harrington, Travis Hutchinson, Danee McFarr, Gerard Silva, Ryan Hiraoka, Luke Onodera, Mary Cornish, Andrew Noji, Alvin Galnez, Lisa McNamara, Gloria Pondela, Denis M. Brown, Tom Johnson, Darice Unick, Melody Plan, Russell Keith Redman, Tayna Seaver, Ben Leslie, Georgia Rawlings, Judi Houle, Jeff Finley, Matthew Clark, Nicole Mello.

*Quorum established through office staff.*

Introduction of Board of Directors: Kari Hoffman, Patricia Egan, Alissa Hanshew, Jason Schillewaert, Darice Unick, Jeff Finley, Daniel Harris, Jon Loehndorf, and Naomi Hirayasu.

*Darice Unick and Jeannette Baysa volunteer as vote counters.*

## **2. Approve June 30, 2024 Agenda**

Edits: Correct date to Feb. 25, 2024 on approve membership meeting minutes.

**Patty Szot moved to approve the June 30, 2024 membership meeting agenda with edits. Tanya Seaver seconded the motion. Vote: Yes – 61, No – 1, Abstain – 0. Motion carried.**

## **3. Vote to Appoint/Approve Membership Meeting Chair**

**Lanell Lua nominated and seconded as Membership Meeting Chair. Vote: Yes – 61, No – 0. Motion carried.**

*Lanell Lua accepts Membership Meeting Chair.*

## **4. Invite participants to Record and Live Stream Meeting (transparency is key)**

Participants are invited to record and live stream the meeting. Give aloha to everyone that speaks at the microphone.

## **5. Approve February 25, 2024 Draft Membership Meeting Minutes**

**Jennifer Myers moved to approve the February 25, 2024 Membership Meeting minutes. Rosemary Brown seconded the motion. Yes – 64, No – 0. Motion carried.**

## **6. President's Report**

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

By show of hands sound is better. Listening devices available for those that needed.

## **7. Treasurer's Report**

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

Question of comparison to last year. A few hundred thousand less from last year in receivables.

## **8. GM Report**

General Manager Larry Torres is off-island.

*Kari Hoffman President addressed the membership.* General Manager's report for last four months attached (3).

Question of trees trimmed on 5<sup>th</sup> street that were not on HPPOA property. Trees overhanging the street may get trimmed by association.

## **9. Special Order of Business**

*A. Announce Annual Allan Deehr, Albert and Maizie O'Neil and Rick Edwards Community Service Award*

*Kari Hoffman addressed the membership.* Three awards for volunteers in HPP community.

Allan Deehr Community Service Award is for exceptional service for HPP community. Award given have helped in background, helped prepare Conch, ran website until staff trained, and has helped with committees behind the screens.

*Allan Deehr Awarded to Katherine Patton.* Jeannette Baysa accepts award on behalf of Katherine Patton.

Albert and Maizie O'Neil Award honors individuals whose unselfish contribution to HPP over years have benefited community. Winner is for has been on many committees, has chaired last three membership meetings.

*Albert and Maizie O'Neil Awarded to Lanell Lua.*

Rick Edwards Community Service is to recognize outstanding volunteer to HPP community. Winner has been working with USPS to get mailboxes and helped with sound.

*Rick Edwards Community Service Awarded to Brian Egan.*

Committee gave nominations and board made the selection.

## **10. Committee Reports**

### *A. ByLaw Committee*

*Jon Loehndorf addressed the membership.* Currently working on Article 10 Committees and responsibilities in the bylaws. Next meeting is July 13. Observers welcome.

### *B. Finance Committee*

*Alyssa Hanshew addressed the membership.* Committee had last meeting weeks ago. Finished its duties to prepared the budget for the next fiscal year. Last board meeting budget was accepted. Includes anticipated intake of approximately four million in funds, expenditures of approximately \$2.5 million and bond payment of \$1.4 million. Biggest expense is asphalt and rock, followed by salary and wages. With rest of funds anticipated paving 1 mile of road, purchase water truck and side arm mower. Thanked committee members.

Question of quarterly report on expenditures. Question of what can be done about dust. Budget for dust abatement in fiscal year. Calcium chloride process has been put into place. Monthly board meetings has monthly financial information.

### *C. Cultural Preservation Committee*

*Lanell Lua addressed the board.* Archaeological study is complete. Draft archeological report has been given to board. Board is reviewing.

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

No report.

## **11. Community Resource Report**

*Judi Houle addressed the membership.* Neighborhood Watch is a nonprofit 501c3 seeking to help to improve the safety, security and quality of life of HPP residents. Neighborhood Watch meeting is every first Saturday of the month at 9 am. Meet with community police office to address concerns of the community such as crime, biting dogs, junk cars, and traffic accidents.

Neighborhood Watch funds the Food Pantry which is the forth Tuesday of the month at 1 pm. Drive through for safety, free food, clothing, and produce. Qualify by income. Served up to 650 people. Third Saturday of every month host five rotating classes. Next class is July 20 on gardening. Most

popular with focus on native and edible plants. Plants given away. Hands on and can ask questions.

Sunday, August 11 hosting free microchipping and Pet Registration. Given by a Veterinarian. Looking into spay and neuter program.

Radio and CERT team trained volunteers to assist after disaster. Just had annual training. Playground built eight years ago by volunteers. In need of volunteers to help with repairs. Forth of July coming up. Aerials are illegal.

Question on when fireworks are allowed. Allowed on July 4<sup>th</sup> from 6 – 9 pm.

## **12. Unfinished Business**

### *A. Bylaw Changes*

#### *1. Discussion and Approval of Bylaw Change Regarding Article IV – Objects and Purpose*

*Jon Loehndorf addressed the membership.* Changes to Bylaws to be Voted on in June 2024 attached (4). Read over bylaw articles noting changes and no change. Bylaw changes brought up in February 2024 membership meeting addressed.

**Jennifer Myers moved to accept bylaw changes listed on Article IV – Objects and Purpose. Patricia Egan seconded the motion.**

Teresa Bayne moved to amend motion to approve changes in Article IV, VI, VII and VIII as a block. Amendment was not seconded.

Enter discussion. Opposition expressed to changes. Question of why “commonly owned” was removed. Discussed increment 1 and increment 2 owner relation to road. Discussed charter name change. Bylaw changes won't take affect but has to get mailed out to every lot owner, then must get certain percentage back with affirmative for changes to take affect. Membership meeting vote only allows to get mailed out for vote for all membership. Owners can always vote in opposition. Further discussion on changes.

**Vote: Yes – 57, No – 15, Abstain - 1. Motion carried.**

#### *2. Discussion and Approval of Bylaw Change Regarding: Article VI – Membership and Voting (Sections 1 & 3)*

*Patricia Ruppert addressed the membership.* Expressed opposition to bylaw changes. Discussed whether owners can be members. Voluntary Decline/Relinquishment of Hawaiian Paradise Park Owners attached (5).

Discussion regarding if owners can be members of the association. Bylaws need to be updated to comply with current state law and charter. Changes voted on at membership meeting will still have to be voted on by every lot owner. Discussion of HRS 421J. Discussed lot owners as members.

Discussion on legal judgments affecting HPPOA. Further discussion.

**Teresa Bayne moved to accept Article VI – Membership and Voting bylaw changes. Patricia Egan seconded the motion.**

Further discussion on whether members should vote on bylaw changes and if HRS 421J and 414D applies to HPPOA. Argument is that HPP is not a planned community and does not fall under 421J. Board voted earlier to comply with 421J. Board dissolved member bylaw committee and created board bylaw committee. Board is in court to determine if HPP falls under 421J. Argument is owners do not have to be members according to the bylaws. Question of being able to sever membership as a lot owner.

**Vote: Yes – 44, No – 20, Abstain – 3. Motion carried.**

### *3. Discussion and Approval of Bylaw change regarding Article VII – Membership Meetings (Section 2)*

Enter discussion on whether or not membership can have proxy voting. 421J states proxies can be used for voting but is not mandatory. Issue placed before membership for vote. Committee created form for proxy voting should members for to allow proxies. If membership declines to use proxies, language in form will be removed. Membership meeting will decide whether lot owners will allow proxy voting.

**Jon Loehndorf moved to send to all members the question whether or not HPPOA allows proxy voting at general membership meetings. Teresa Bayne seconded the motion.**

Enter discussion on whether to send vote out to membership. Clarification of motion. Opposition expressed for proxy voting. Many owners do not live in HPP. All ballots sent out do not come back. Further clarification of motion and what it means.

**Vote: Yes – 23, No – 44, Abstain – 0. Motion denied.**

Enter discussion on changes on Article VII membership meeting. Changes in section two read.

**Kari Hoffman moved to approve changes in Article VII Section 2. Patricia Szot seconded the motion. Yes – 60, No – 4, Abstain – 0. Motion carried.**

### *4. Discussion and Approval of Bylaw Change Regarding: Article VIII – Board of Directors (Sections 1, 2, 3, 4, & 5)*

Enter discussion on changes in Article VIII. Changes read out loud to membership. Bylaw committee recommended changes unanimously. Some suggestion were from attorney. Some changes were made for clarification.

**Kari Hoffman moved to accept changes in Article VIII – Board of Directors as presented. Jennifer Myers seconded the motion.**

Enter discussion on motion. Opposition expressed of interchange of owners and members but instead use natural person. Committee is still working on other sections of Article VIII and vote is only on first five sections. Discussion on what was already voted on.

Call for the vote.

**Vote: Yes – 46, No – 8, Abstain – 2. Motion carried.**

### *B. Legal Update*

Update given in President's report.

### *C. Mailbox Park Update*

*Kari Hoffman addressed the membership.* 4<sup>th</sup> and Kaloli site has half of boxes installed; starting at 6<sup>th</sup> and Makuu after completion. After completion will receive keys and distribute. Banners will be hung, post on website and social media when keys are available. 14<sup>th</sup> and Kaloli site is waiting on permits. 16<sup>th</sup> and Kaloli permits issued to finish grading. Paving around mailbox pads in next week. Once lower sites completed, upper sites are next. There are only two people for USPS for the whole island which installs and maintains mailboxes. Waiting on post office to complete installation and give instructions on key distribution.

Enter discussion and question. Question if they will open sites individually or all at once. Sites will be open one at a time as sites become available. On Pohaku Circle, there are 128 boxes and only 14 boxes are occupied by HPP owners. Once sites are up and running, service begins then boxes on Pohaku Circle will be removed.

Question of boxes along the road still in service. Once mailbox sites are complete, boxes along side the road will be removed.

### *D. Calcium Chloride Update*

Board voted to spray calcium chloride. Form available online, need approval of across the street neighbor unless it is a vacant lot. Fill out form and return to office to schedule spraying frontage.

## **13. New Business**

### *A. Form a Mailbox Beautification Committee*

*Count for quorum. Quorum is 30. Quorum established.*

*Jeannette Baysa addressed the membership.* Written statement attached (5). Board gave consent for committee but should be a membership committee. Asking support and volunteers for Mailbox Beautification Committee. Goal is to build community relations with committee. Need at least five volunteers. Totally volunteer, time, equipment, etc. Will give periodic reports to board because they are still responsible for property.

Question of documentation that money will not come from the road fees. It can be documented in the Conch and board meeting minutes that committee is volunteers.

Statement that if current lawsuit prevails mailbox sites may have to be returned to its original state.  
Statement that everyone deserves a mailbox.

**Jeannette Baysa moved to approve the formation of a Mailbox Beautification Committee. Mark Price seconded the motion. Vote: Yes – 45, No – 3, Abstain – 1, Motion carried.**

### *B. Elect Members to Finance Committee*

Slate of Finance Committee sign ups are Debbie Skaggs, Kristen Peters, Patricia Egan, Patricia Szot, Jennifer Myers, Jeff Finley, Julie Rice, Mayelin Stillwell, and Keith Redmond.

Enter discussion to approve slate or individually. Question if board member can be on committee. Treasurer will always be on Finance Committee. Bylaws do not preclude board members from being on committee. Committee has two meetings a month. Statement that Finance Committee is an oversight committee.

**Jon Loehndorf moved to approve slate of Finance Committee sign ups. Kari Hoffman seconded the motion. Vote: Yes – 46, No – 1, Abstain – 9. Motion carried.**

### *C. Announce Election Results*

New board members are Alissa Hanshew reelected to District 3, Darice Unick elected to District 2, Melina Rajaei elected to District 4. Opening for District 6.

### *D. The Conch Newsletter*

*Darice Unick addressed the membership.* Conch now on the website. For article submissions, reach out to [district2@hppo.net](mailto:district2@hppo.net). Send pictures and articles. Be kind and no accusations. Letters to the editors section. Max 150 words per letter, be civil, no curse words, no calling out individuals, and sign name. Comes out quarterly, a month before membership meeting. Question on formatting being in columns.

Thanked outgoing directors.

## **14. Owner Input/Questions**

*Kathy Hollingsworth addressed the membership.*

*Patricia Ruppert addressed the membership.* Written statement attached (6).

*Charles Vollmar addressed the membership.*

*Danee McFarr addressed the membership.*

## **15. Announcements**

The next monthly BOD meeting is the third Wednesday of the month. July 17, 2024 at 6:00 pm in the Activity Center.

The next scheduled General Membership Meeting will be the last Sunday on October 27, 2024 at 3 pm in the Activity Center.

The BOD will be meeting for an orientation on Tuesday, June 25, 2024 at 5 pm with legal counsel. No official business of the association will be conducted.

## **16. Adjourn Meeting**

Meeting adjourned at 5:53 pm.

GM Report *General Membership Report for June 30, 2024*, attachment 3, page 11.

*Changes to Bylaws to be Voted on in June 2024*, attachment 4, page 12.

Jeannette Baysa Mailbox Beautification written statement, attachment 5, page 13.

Patricia Ruppert *Voluntary Decline/Relinquishment of Hawaiian Paradise Park Owners*, attachment 6, page 14.

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

3/21/2025  
Date

Upon acceptance,

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

3/25/2025  
Date



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Motions Log  
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