

Hawaiian Paradise Park Owners' Association
HPPOA BOD Meeting Minutes
Wednesday March 19, 2025

1. Call To Order

BOD meeting called to order by Karin Hoffman District 5 at 6:09pm. Taken place at HPPOA activity center.

2. Roll Call

Board Members present: Jason Schillewaert District 1, Darice Unick District 2, Teresa Bayne District 8, Karin Hoffman District 5, Jeff Finley District 9, Lanell Lua District 6.

Board member absent: Alissa Hanshew District 3, Melina Rajaei District 4, Naomi Hirayasu District 7

Not in attendance: Larry Torres General Manager

3. Approve agenda for March 19, 2025 HPPOA Board of Directors Meeting

Jeff Finley District 9 motion to approve agenda for March 19, 2025 Board of Directors meeting. Lanell Lua District 6 second.

Vote: Yes - 6, No - 0, Abstain - 0

Motion carried

4. Approve February 05, 2025 Minutes

Teresa Bayne District 8 motion to approve February 05, 2025 minutes as presented. Jeff Finley District 9 second.

Vote: Yes - 6, No - 0, Abstain - 0

Motion carried

5. Approve February 19, 2025 Minutes

Karin Hoffman District 5 noted changes that were previously made.

Teresa Bayne District 8 with two additional corrections to be made.

Karin Hoffman District 5 ask for vote

Vote: Yes - 6, No - 0, Abstain - 0

6. President's Report

President's report presented and read by Karin Hoffman District 5.

7. Vice President's Report

Jeff Finley District 9 with no report.

8. Treasurer's Report

Treasurer's report presented and read by Teresa Bayne District 8.

Jason Schillewaert District 1, with questions of difference. Teresa Bayne District 8 clarified the new mailboxes shipping fees. Karin Hoffman District 5 to clarify US Bank (Bond Company) annual fee payment.

9. GM's Report

Karin Hoffman District 5 to read GM report in absence of Larry Torres GM.

Audience member with question on tree trimming on 7th Maku'u deadend, requested was submitted over a year ago, when will this get done?

Teresa Bayne District 8 to follow up on request.

10. Committee Reports

- a. Finance Committee report presented and read by Teresa Bayne District 8.
- b. Bylaws Committee report presented and read by Ray Holybee. Lanell Lua District 6 with question on their (Bylaws Committee) ability to call in members, so that they may have quorum and may hold meeting. Ray Holybee responded with reasons for absences. Next meeting is set for next Wednesday.
- c. Nominating Committee report presented and read by Debbie Skaggs. Karin Hoffman District 5 when are the "meet n greets" dates? Debbie Skaggs, April 13th and 16th. Lanell Lua District 6 do you have a count of candidates? Debbie Skaggs, yes 11.
- d. Human Resources Committee Naomi Hirayasu District 7 absent, no report.
- e. Cultural Preservation Committee report presented and read by Lanell Lua District 6. Lanell Lua District 6, with question to the board on creating a Native Hawaiian nonprofit for the 31 acre site, to work together with other Native Hawaiian nonprofits. Karin Hoffman District 5, create and submit and RFP to the BOD.
- f. Mail Park Beautification Committee report presented and read by Jeanette Baysa.

11. Community Resource Report

Community Resource presented and read by Judi Houle. She also followed up on use of a microphone for the wildfire seminar. Karin Hoffman District 5 yes it will be done. Karin Hoffman District 5 with question of poisoning of Albezias after meeting. Judi Houle, no because the 20 acres on 15th has too many hazardous trees. But, they can come back and do the ones on 6th street. Lanell Lua District 6 with questions for painting the stalls in parking lot at the

Activity Center. Judi Houle, it should not be much, you just need to submit a work order with Larry.

12. Owners Input

- a. Michael Kaneda requested a speed hump on his road, citing speed as an issue. Karin Hoffman District 5, please go to the website and fill out a form to request speed hump. Michael also made suggestions for road infrastructure and maintenance.
- b. Leslie Rosehill requested the BOD action in the preservation and protection of the 31 acre site.

13. Unfinished Business

a. Update on Mailbox Project

Mailbox update report presented and read by Karin Hoffman District 5. Still waiting on response from postal service.

b. Update on GET situation

Received exemption letter for GET for road fees, late and finance charges. Everything else will be subject to GET. We have changed our procedures, now anytime anyone rents the facility they will be charged GET on their rental. Tax on associate membership will also be passed on. Things that we are not able to pass on are interest fees. Filed 2024 return based on the exemptions of road fees and finance charges, total due was \$22,600, about what we should expect to cost us annually for the tax. Some of that will be recoverable. Also our leases, they will be paying the taxes as well. We will at least be back on track with the state and the department of transportation.

c. Update on Bylaw violations on driveways on main roads

Karin Hoffman District 5, we sent a letter to the residents at 18th and Kaloli. We gave them till last Friday to get that driveway closed off and they did not, so we closed it off for them. No other properties in violation. The 13th and Paradise site did fence off that driveway and they are the same landowner as the 18th and Kaloli site. Will also send another letter to the county because they had stated that they would flag every one of our corners, so that driveways would not be built on the mains. There is a new permitting system and maybe flagging corners did not get carried over to the new system.

Teresa Bayne District 8 motion to send another letter to the county regarding our corner lots on mains and flagging them. Jeff Finley District 9 second.

Vote: Yes - 6, No - 0, Abstain - 0

Motion carried

d. Update on Malamalama school zone

Teresa Bayne request to table discussion until April meeting, as she was unable to meet with them on the subject.

e. Update on Yellow reflectors

Karin Hoffman District 5, Larry did reach out to contractor who has the bid, they said it would be awhile if that would be a problem, they suggested it be put back out to bid. Larry sent back out to some contractors for bid, did not receive any bids. Karin Hoffman noted that that was the only contractor to put in a bid for this project.

f. Additions of Stop Signs on Makuu, Paradise and Kaloli

Jeff Finley District 9 submitted list of proposed site for stop signs. Karin Hoffman District 5 with correction on 16th HPPOA and Mail Box Park not 17th. Discussion ensued on sites of signs.

Jeff Finley District 9 motion to amend the list he provided and approve by the BOD to provide stop signs at 26th and Makuu, 16th and Makuu, 6th and Makuu, 25th and Paradise, 15th and Paradise, 7th and Paradise, 25th and Kaloli, 14th and Kaloli, and 4th and Kaloli. Teresa Bayne second.

Vote: Yes - 5, No - 1 (Jason Schillewaert District 1), Abstain - 0

Motion carried

14. New business

a. Appointment of District 4 Director

Karin Hoffman District 5 we have 8 applicants that have applied for the appointment of District 4. We will invite each applicant to come up to the microphone and speak to the BOD as to why they feel they would be a good choice to join the BOD. They have 3 minutes.

Trudie Andres- not present

Myriam Hafele- greeted BOD, gave background and explained interest

Greg Henkel- not present

Jon Loehndorf- gave background and explained interest

Roger Sackowski- not present

Shelia Schardein- not present

Alvin Yax- respectively withdrew his application

Sandra Ackerman- gave background and explained interest

BOD to vote on ballots provided.

Karin Hoffman District 5 to announce Jon Loehndorf was elected to District 4.

Jon Loehndorf took oath. Karin Hoffman District 5 to clarify this appointment is only for 3 months and will be up for election again in June.

b. Discussion regarding letter from Esther Ridgeway regarding her past due account

Esther Ridgeway presented her case and requested to forgive the past due charges and interest for her property.

BOD and Ridgeway ensued in discussion of fees and case.

Jeff Finley District 9 motion to accept 50% of finance charges. Teresa Bayne District 8 to second.

Jason Schillewaert District 1 request to table and go over some figures. Lanell Lua to agree with Jason Schillewaert District 1.

District 8 to rescind her second.

Karin Hoffman District 5 motions dies due to lack of second.

Teresa Bayne District 8 to invite Ridgeway to office to go over her account.

Lanell Lua District 6 to offer information on resources to help Ridgeway.

c. *Kupuna Dinner for elders request for Activity Center use at no cost*

Karin Hoffman District 5 presented request for the Kupuna Dinner that has been given in the past at no cost on April 14th 9am to 2pm. Set up, clean up and serving of food to be done by themselves.

Teresa Bayne District 8 motion to provide the facility at no charge for the Kupuna Dinner on April 14th. Jeff Finley District 1 second.

***Vote: Yes - 6, No - 0, Abstain - 0 * Lanell Lua District 6 not at seat for vote
Motion carried***

15. *Announcements*

a. *Next Board meeting (Karin Hoffman District 5) with correction of date from April 9th, 2025 to April 16th, 2025 at 6pm*

b. *Next General Membership Meeting is June 29, 2025 3pm check-in starts at 2pm*

16. *Adjournment to executive session to discuss legal and personnel matters.*

Teresa Bayne District 8 motion to adjourn to executive session. Jon Loehndorf District 4 second.

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried

Adjournment to executive session at 7:57pm

**HPPOA Board Of Directors Motions Log
Wednesday March 19, 2025**

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Vote: Yes - 6, No - 0, Abstain - 0

Motion carried

Teresa Bayne District 8 motion to approve February 05, 2025 minutes as presented. Jeff Finley District 9 second.

Vote: Yes - 6, No - 0, Abstain - 0

Motion carried

Karin Hoffman District 5 noted changes that were previously made.

Teresa Bayne District 8 with two additional corrections to be made.

Karin Hoffman District 5 ask for vote

Vote: Yes - 6, No - 0, Abstain - 0

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Vote: Yes - 6, No - 0, Abstain - 0

Motion carried

Jeff Finley District 9 motion to amend the list he provided and approve by the BOD to provide stop signs at 26th and Makuu, 16th and Makuu, 6th and Makuu, 25th and Paradise, 15th and Paradise, 7th and Paradise, 25th and Kaloli, 14th and Kaloli, and 4th and Kaloli. Teresa Bayne second.

Vote: Yes - 5, No - 1 (Jason Schillewaert District 1), Abstain - 0

Motion carried

Teresa Bayne District 8 motion to provide the facility at no charge for the Kupuna Dinner on April 14th. Jeff Finley District 1 second.

Vote: Yes - 6, No - 0, Abstain - 0 * Lanell Lua District 6 not at seat for vote

Motion carried

***Teresa Bayne District 8 motion to adjourn to executive session. Jon
Loehndorf District 4 second.***

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried

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

Nichol Nishiyama, Recording Secretary

Date:



April 28, 25

Upon acceptance,



HPPOA Board Secretary

5/7/2025

Date: