

**HAWAIIAN PARADISE PARK OWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 20, 2024
HPPOA ACTIVITY CENTER
15-1570 MAKU'U AVE
KEA'AU HI 96749
6:00PM HST
AMENDED**

1) Meeting called to order at 6:00pm by Karin (Kari) Hoffman, President at 6:00pm

2) Roll Call: Present
Jason Schillewaert, D1
Alissa Hanshew, D3
Karin Hoffman, D5
Lanell Lua, D6
Teresa Bayne, D8
Jeff Finley, D9

Absent:

Darice Unick, D2
Melina Raejaei, D4
Naomi Hirayasu, D7

3) Approve Agenda for Nov 20, 2024 meeting: Amendments offered
a) Adding a Simple IRA for employees
b) Approval of Bank of Hawaii Debit cards
c) Discussion on water supply

Alissa Hanshew motion to approve as amended

Second Jeff Finley

Aye 6

Nay 0

Motion Carries

4) Approve Minutes from Oct 16, 2024 meeting

Alissa Hanshew motion to table

Second Jeff Finley

Aye 6

Nay 0

Motion carries

5) President's Report - Presented by Kari Hoffman, report attached
Additions to published report: SHPD sent a copy of letter sent to County by SHPD requesting removal of cease and desist order for 16th/Maku'u mailbox park. The state installed a speed table at Paradise and Hwy 130 at no cost to HPP.

6) Vice President's Report - no report

7) Treasurer's Report - Present by Teresa Bayne, Treasurer, report attached

8) General Manager's Report - Presented by Larry Torres, report attached

9) Committee Reports

a) Finance Committee - Presented by Teresa Bayne, Treasurer

b) Bylaws Committee - Presented by Ray Holybee, Chairman

c) Nominating Committee - Presented by Karin Hoffman, as committee has not had an official meeting and elected a Chairperson

d) Cultural Preservation Committee - Presented by Lanell Lua, Chair
Had requested Board to vote on recommendations on the 31 acre site (Ko'olau'o) on 18th. Reported committee needed to ratify amendments.

Teresa Bayne motion to table vote until after committee ratifies in December
Second by Jeff Finley

Aye 6

Nay 0

Motion Carries

e) Human Resources Committee - no report

f) Mailparks Beautification Committee - Written report submitted, attached.

g) Road Safety and Pathways Committee - no report

Jeff Finley motion to dissolve committee

Second by Lanell Lua

Aye 6

Nay 0

Motion Carries

10) Community Resources - Presented by Judy Houle, President,
Neighborhood Watch

11) Owner Input - Speakers

- a) Jennifer Meyers
- b) Richard Kocoa
- c) Patricia Ruppert
- d) Nicole Craig
- e) Tom Perry

12) Unfinished Business

a) Mailbox project update

- i) New Ke'eau postmaster will handle the project, numerous steps in Contract for Service contract, once contract awarded they will give us the keys and delivery will start 30 days later
- ii) The remaining CBU's have been installed at 6th/Maku'u. Still waiting on Parcel lockers, which will be installed at 4th/Kaloli first

b) 2024-2025 Paving

Poll results from membership poll are 2:1 for safety (25 safety, 12 pave 1 mile), 2:1 for stop signs vs speed tables (12ft x 21ft x 3in) on the main roads (24 speed tables, 3 stops signs, 9 neither), 2:1 for speed bumps (3-4ft x 21ft x 2-4in) on busy cross streets (26 yes 11 no), 21yes to 15 no for a lottery to determine road paving projects. This poll was submitted to Members at the last membership meeting (Oct 2024). Discussion regarding speed tables on mains and speed bumps on cross streets. GM Larry Torres instructed to reach out to County for assistance in determining how many needed to keep speeds at 25-35mph.

c) Discussion and Approval of 5k run through HPP

No report, waiting on Malamalama Waldorf School to provide specifics

d) Discussion of Yellow Reflector replacement for those missing

Teresa Bayne motion to accept proposal from Loeffler Construction to replace missing centerline yellow reflectors on the main roads in the amount of \$15,834.00

Second by Jeff Finley

Aye 6

Nay 0

Motion Carries

e) Update on 4 way Stop Sign installation at 1st/Maku'u

GM Larry Torres reports signs will be installed soon

13) New Business

- a) Discussion and Approval of Donation form, process for accepting donations

Alissa Hanshew motion to approve donation form with amendments

Second by Teresa Bayne

Aye 6

Nay 0

Motion Carries

- b) Discussion of Road Fees for 2025

Jeff Finley motion to maintain Road Maintenance Fees for 2025 at \$435.00

Second by Lanell Lua

Aye 6

Nay 0

Motion Carries

- c) Appoint Ad Hoc Nominating Committee

Patti Szot, Debbie Skaggs, Jennifer Meyers, Keith Redman and Jeannette Baysa were nominated at the membership meeting Oct 27, 2024 but quorum was lost prior to the vote. The committee needs to meet and prepare for the 2025 elections, and waiting until the Feb 2025 meeting will not give them enough time to do the work necessary

Teresa Bayne motion to approve the nominees as an ad hoc Nominating Committee

Second by Lanell Lua

Aye 6

Nay 0

Motion Carries

- d) Discussion on having a Simple IRA plan for employees

Voluntary, no cost to Association as 3% match would be offset by deduction in payroll taxes. Suggestion to have a financial person come speak to the board.

- e) Add Bank of Hawaii Debit card for the General Manager and Rob (Road supervisor) for purchases up to \$2,500.00

Teresa Bayne motion to obtain BoH Debit cards with a \$2,500 spending limit and no cash withdrawal or ATM capabilities

Second by Lanell Lua

Aye 6

Nay 0

Motion Carries

- f) Discussion on Water Supply

The Dept of Water Supply was audited by the State. They had a violation for not following policies because the water permit has to be renewed every 6 months

and ours had not been renewed since 2011, we got notified we needed to renew our permit and pay the renewal fee of \$300 plus a \$150 deposit. GM went down and put in the application and it was denied because we don't qualify (must be a contractor, have a public utility certificate, or use for agriculture) and they said watering roads doesn't qualify, it must be plants. They suggested that we contract with a contractor or someone with a PUC to use theirs, which we have done. Discussion on drilling a well to supply our own water. Discussion size of cleared area on 6th/Maku'u property, feasibility of 16th/Maku'u near shop

Alissa Hanshew motion to have GM explore the cost of having a well drilled on HPPOA property

Second by Teresa Bayne

Aye 6

Nay 0

Motion Carries

14) Announcements

a) Next Board meeting December 18, 2024 at 6pm

b) Next General Membership meeting is February 23, 2025 at 3pm.

Check in starts at 2pm

15) Adjourn

Teresa Bayne motion to adjourn meeting to go into Executive Session

Second by Jason Schillewaert

Aye 6

Nay 0

Motion Carries