

Hawaiian Paradise Park Owners' Association
HPPOA BOD Meeting Minutes
Wednesday April 16, 2025

1. Call To Order

Call to order by Karin Haffman District 5 at 6:01pm

2. Roll Call

Board Members present: Jason Schillewaert District 1, Teresa Bayne District 8, Alissa Hanshew District 3, Karin Hoffman District 5, Jon Loehndorf District 4, Lanell Lua District 6, Naomi Hirayasu District 7

Board members absent: Jeff Finley District 9 and Darice Unick District 2

In attendance: Larry Torres General Manager and Christopher Nichol New General Manager.

3. Approval of April 16, 2025 agenda

Jason Schillewaert District 1 with additional items

13. g) Sale of old water truck

h) Start and end date of reflectors

Karin Hoffman District 5 with additional items

14. f) Proposal for audit this year

g) Approval for new Sig cards at bank

Teresa Bayne District 8 motion to approve the April 16, 2025 agenda with the additions of:

13. g) Sale of old water truck

h) Start and end date of reflectors

14. f) Proposal for audit this year

g) Approval for new Sig cards at bank

Alissa Hanshew District 3 second.

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

Motion carried

4. Approval of the March 12, 2025 minutes

Teresa Bayne District 8 with corrections of spelling of March on item 3 and adjournment motion by Karin Hoffman District 5.

Alissa Hanshew District 3 with motion to approve the March 12, 2025 minutes as amended. Teresa Bayne District 8 second.

Vote: Yes - 6, No - 0, Abstain - 1 Jon Loehndorf District 4

Motion carried

5. Approval of the March 19, 2025 minutes

Grammatical corrections noted to items 11., 12. b), 13. c)

Alissa Hanshew District 3 with motion to approve the March 19, 2025 minutes as amended. Lanell Lua District 6 second.

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

Motion carried

6. President's Report

Presented and read by Karin Hoffman District 5 with the addition of:
\$264K in total was collected online this year.

This is Larry's last BOD meeting as General Manager, thank you Larry.
His last day will be May 16, 2025.

7. Vice President's Report

Jeff Finley District 9 is absent. Report skipped

8. Treasurer's Report

Presented and read by Teresa Bayne District 8

Question and answer on report.

Teresa Bayne District 8 motioned to move \$2M from roads account at BOH to
CDs at Edward Jones.

Karin Hoffman District 5 explains that BOH only insures up to \$200K.

Discussion on motion ensued

No second on Teresa Bayne District 8 motion, motion dies.

9. GM's Report

GM report read by Larry Torres

Jason Schillewaert District 1 asked about Hokari signed contract, Larry Torres
GM informed BOD that he has no information due to he has been kept out of the
loop on this subject.

Lanell Lua District 6 with a question of residents having their neighbors sign
petitions for the Calcium chloride spray on their roads.

Karin Hoffman District 5 states as long as they are filling out HPPOA's form it is
okay. That is what is needed.

10. Committee Reports

a). Finance Committee

Report read by Teresa Bayne District 8

Question and answers on CIPs ensue

b). Bylaws Committee

Report read by Patricia Szot, appointed interim chair

Karin Hoffman District 5 if anyone is interested in being appointed to the
Bylaws Committee, please submit your letter of interest to the office.

Teresa Bayne District 8 with suggestion that either one of the 2 unopposed

candidates go for that committee seat.

c). *Nominating Committee*

Report read by Debbie Skaggs

d). *Human Resources Committee*

No Report

e). *Cultural Committee*

Report read by Lanell Lua District 6

Teresa Bayne District 8 what is your intention with the resolution?

Lanell Lua District 6 to present resolution to BOD for approval and then Present at the next General Membership meeting.

f). *Mail Park Beautification Committee*

Report read by Jeanette Baysa

11. *Community Resource report - Judi Houle*

Report read by Judi Houle

8 major accidents in and around the Park.

Request was given for more police presence and an armadillo was set up on 27th between Kaloli and Shower. 9,376 vehicles in a 2 week period.

6am to 6pm are the busy times. 30% of drivers were speeding, meaning they were going 10 mph over the speed limit.

Update on the wildfire seminar, approximately 200 attendees

Food Pantry update, DOH invited to attend

Swap Meet update

Native plant class will be held on the 19th at 9am at the Activity Center.

Matson container is arriving.

12. *Owner Input*

Mark Figleyowner of property at 15-1087 Ala Heiau Rd., at the end of Makuu Drive with a written statement on making this area safer for drivers in light of the recent fatality.

Karin Hoffman District 5 rules Patricia Ruppert out of order and to please sit down.

13. *Unfinished Business*

a). *Update on Mailbox Project*

Karin Hoffman District 5 with update.

Started campaign to send congressional to our Congresswoman Jill

Takuda. Had great success with this campaign. Congress advocate David Kim gave her a call and said they have already had one meeting because they had such a large influx of congressionals come in. He requested all the information on the subject, which was then provided by Karin Hoffman

District 5. They will be investigating further.
She has still not heard back from USPS to this date.
Will continue to put updates on the website.
Still waiting to hear from the post office about why our service has not been started.

b). Update on GET tax situation

Karin Hoffman District 5 with update.
2024 and 2023 have been filed and have not heard anything back.
Now in the process of sending quarterly returns.

c). Discussion on bylaw violations on the driveways on the mains

Karin Hoffman District 5 with update.
18th and Kaloli they have removed the portion of the wall that was for the driveway. It appears they are at least in the process of getting that driveway closed off and did open up a second entrance off of 18th.
Jon Loehndorf District 4 what is the process to report a violation of someone building a driveway on the mains?
Karin Hoffman District 5, call the office and report it, GM will investigate, then a letter is sent about the violation and follow up is done.

d). Update on additional Stop Sign installation on the main roads

Larry Torres GM with update
Pick up in Kona as the signs and posts have arrived, hard deadline of next week to pick up signs and posts.
Lanell Lua District 6, is it worth it to put a light at the bottom of Makuu to help see that sign?
Discussion ensues between BOD, Larry Torres and members on subject and suggestions on the subject of the end of Makuu.

e). Update on Malamalama school zone

Teresa Bayne District 8 has 2 proposals
Proposal #1
Install School Zone Ahead and School Crosswalk signs at appropriate distances. School Zone and End School Zone signs 200 feet either side of school. Lower speed limit to 20 mph "When Children Are Present". Paint crosswalk at 26th, at new stop sign.
Proposal #2
Install School Zone Ahead and School Crosswalk signs at appropriate distances. School Zone and End School Zone signs 200ft either side of school. Lower speed limit to 20 mph "A TIME 30 MINUTES BEFORE SCHOOL STARTS AND 30 MINUTES AFTER LAST BELL. Paint

crosswalk at 26th, at new stop sign.

Discussion amongst BOD on proposals

Teresa Bayne District 8 motion to adopt Proposal #2 and complete installation of all signage at least 30 days prior to the start of the 2025-2026 school year. Naomi Hirayasu District 7 with second.

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

Motion carried

f). Calcium Chloride policy review on 6 month renewals

Discussion between BOD and Larry Torres GM

Karin Hoffman District 5 with decision no change in the policy, they can reapply if they want it.

g). Update on sell of old water truck

Jason Schillewaert District 1, we voted to sell the water truck, sell it

Larry Torres GM, okay

h). Reflector Warranty

Jason Schillewaert District 1, what is the final date for warranty

Teresa Bayne District 8, will have that information for you tomorrow

14. New Business

a). Re-striping and installing Disabled Parking signs at the Activity center and office

Teresa Bayne District 8 we are not ADA compliant

Teresa Bayne District 8 motion to restripe Activity Center parking lot. Paying particular attention to redesignating/remarking the 2 handicap spots with the addition of 2 handicap signs.

Lanell Lua District 6 with second.

If road crew is unable to do the restriping that Larry may put together an RFQ for the restriping.

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

Motion carried

b). Review and Approval of the 2025-26 Budget

Teresa Bayne District 8 with request to table this until next month, after BOD has a budget meeting to go over the budget line by line.

Discussion amongst BOD

Wednesday May 7th at 6pm for budget workshop

c). Reserve Study Discussion as recommended by the Auditors

Karin Hoffman District 5, the auditors have strongly suggested a reserve study be done.

Reached out to 4 different companies that do reserve studies in Hawaii,

only received one proposal back. Which gives us an idea of what a Reserve study costs \$12k for initial study.
Waiting to see proposals from other companies.
Jon Loehndorf District 4 with request to table this till next month when we have more proposals.

d). Purchase electronic bug repellents

Discussion amongst BOD ensues
Alissa Hanshew District 3 with request for more information before the next general membership meeting.

e). Appoint new BOD to Bylaws Committee

Karin Hoffman District 5 to lead discussion
Alissa Hanshew District 3 has resigned from committee due to her new job
Jason Schillewaert District 1 with motion nomination of Jon Loehndorf District 4. Alissa Hanshew District 3 with second of Jon Loehndorf District 4 nomination.
Vote: Yes - 6, No - 0, Abstain - 1 Jon Loehndorf District 4
Motion carried

f). Sale of water truck and F450

Discussion between BOD and Larry Torres GM ensues
Larry Torres GM will start to solicit buyers for water truck
Karin Hoffman District 5 we will hold off on the sale of the F450
The new GM can see what his usage of the F450 is

g). Audit proposal for this years audit

Jon Loehndorf District 4, it is the same rate as last year.
Alissa Hanshew District 3 with motion to accept audit proposal from Carbonaro CPAs. Jon Loehndorf District 4 with second.
Vote: Yes - 7, No - 0, Abstain - 0
Motion carried

h). New signers on BOH account

Karin Hoffman District 5 with request to add Christopher Nichol, new GM to the BOH sig card and remove Larry Torres current GM from sig card.
Jon Loehndorf with the motion to change authorized signers from Larry Torres to Christopher Nichol. Lanell Lua District 6 second.
Vote: Yes - 7, No - 0, Abstain - 0
Motion carried

15. Announcements

a). Next Board Meeting May 21, 2025 6pm

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

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

Alissa Hanshew District 3 with motion to adjourn to executive session.

Teresa Bayne District 8 with second.

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

Motion carried

Adjournment at 9:04pm

**HPPOA BOD Meeting Motions Log
Wednesday April 16, 2025**

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

Motion carried

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

Motion carried

Adjournment at 9:04pm

Approved HPPOA BOD Meeting Minutes

April 16, 2025

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

June 4, 25
Date:

Upon acceptance,



HPPOA Board Secretary

6/5/2025
Date: