

***Hawaiian Paradise Park Owners' Association
Approved HPPOA BOD Meeting Minutes
Wednesday June 18, 2025***

1. Call To Order

BOD meeting called to order by Karin Hoffman District 5 at 6:16pm. Taken place at HPPOA activity center.

2. Roll Call

Board Members present: Jason Schillewaert District 1, Teresa Bayne District 8, Karin Hoffman District 5, Jon Loehndorf District 4, Lanell Lua District 6.

Board member absent: Alissa Hanshew District 3, Jeff Finley District 9, Naomi Hirayasu District 7, Darice Unick District 2.

In Attendance: Christopher Nichol GM of HPPOA.

3. Approval of June 18, 2025 agenda

Teresa Bayne District 8 with motion to approve June 18, 2025 meeting agenda as amended with additions. Lanell Lua District 6 second.

Vote: Yes - 5, No - 0, Abstain - 0

Motion carried

4. Approval of the April 7, 2025 meeting minutes

Jon Loehndorf District 4 with motion to approve and accept the April 7, 2025 meeting minutes. Teresa Bayne District 8 second.

Vote: Yes - 4, No - 0, Abstain - 1, Karin Hoffman District 5 not present at meeting.

Motion carried

5. Approval of the May 12, 2025 meeting minutes

Teresa Bayne District 8 with motion to approve and accept the May 12, 2025 meeting minutes as amended. Jon Loehndorf District 4 second.

Vote: Yes - 5, No - 0, Abstain - 0

Motion carried

6. Approval of the May 21, 2025 meeting minutes

Jon Loehndorf District 4 with motion to approve and accept the May 21, 2025 meeting minutes as amended. Teresa Bayne District 8 second.

Vote: Yes - 5, No - 0, Abstain - 0

Motion carried

- 7. November BOD meeting minutes revisions**
Teresa Bayne District 8 with motion to approve the November 20, 2024 BOD meeting minutes as amended. Jason Schillewaert District 1 second.
Vote: Yes - 4, No - 0, Abstain - 1, Jon Loehndorf District 1
Motion carried
- 8. President's Report**
Report presented and read by Karin Hoffman District 5.
- 9. Vice President's Report**
No report
- 10. Treasurer's Report**
Report presented and read by Teresa Bayne District 8.
Teresa Bayne District 8 with motion to move \$2 million to Edward Jones account to be placed in short term 3 or 6 month CDs. Karin Hoffman District 5 second.
Vote: Yes - 3, No - 2, Jason Schillewaert District 1/ Lanell Lua District 6
Abstain - 0
Motion carried
- 11. GM Report**
Report presented and read by Christopher Nichol GM.
Teresa Bayne District 8 with an addition to GM future reports to include easements mowed.
- 12. Committee Reports**
- a). Bylaws Committee**
Report presented and read by Patricia Szot Interim Chair.
- b). Cultural Preservation Committee**
Report presented and read by Lanell Lua District 6.
- c). Mail Park Beautification Committee**
Report presented and read by Jeanette Baysa
- 13. Community Resource report - Judi Houle**
Report by Judi
Discussion also ensued on the illegal structures being built in HPP.
- 14. Owner Input (limited to 3 minutes each)**
1. Patricia Ruppert presented and read statement
 2. Jeff Haraldsen presented and read statement
 3. Richard Koval presented and read statement
- Owners submitted statements attached to minutes.

15. Unfinished Business

a). Update on Mailbox Project

Update given by Karin Hoffman District 5

b). Update on Reserve Study in progress

Update given by Karin Hoffman District 5

c). Review and Approve the mission statement for Cultural Preservation Committee

Review of mission statement presented and read by Lanell Lua District 6
Teresa Bayne District 8 with motion to approve the revised mission statement for the Cultural Preservation Committee. Jon Loehndorf District 4 second.

Vote: Yes - 5, No - 0, Abstain - 0

Motion carried

d). Alternate Speed Bump Design

Karin Hoffman reviewed new bump specs/design on 16th.

2" high and 43" wide

Discussion amongst BOD

Discussion with audience and audience input

Teresa Bayne District 8 with motion to contact Hakori and have a new speed bump mold created, one that is 2.5" high and 43" wide for future bumps. Jason Schillewaert District 1 second.

Vote: Yes - 4, No - 1, Karin Hoffman District 5 Abstain - 0

Motion carried

Discussion amongst BOD on continuing project.

Jason Schillewaert District 1 left meeting.

Jon Loehndorf District 4 Madam President we no longer have quorum.

Meeting adjourn at 7:48pm by Karin Hoffman District 5

**Approved HPPOA Board Of Directors Motions Log
Wednesday June 18, 2025**

Teresa Bayne District 8 with motion to approve June 18, 2025 meeting agenda as amended with additions. Lanell Lua District 6 second.

Vote: Yes - 5, No - 0, Abstain - 0

Motion carried

Jon Loehndorf District 4 with motion to approve and accept the April 7, 2025 meeting minutes. Teresa Bayne District 8 second.

Vote: Yes - 4, No - 0, Abstain - 1, Karin Hoffman District 5 not present at meeting.

Motion carried

Teresa Bayne District 8 with motion to approve and accept the May 12, 2025 meeting minutes as amended. Jon Loehndorf District 4 second.

Vote: Yes - 5, No - 0, Abstain - 0

Motion carried

Jon Loehndorf District 4 with motion to approve and accept the May 21, 2025 meeting minutes as amended. Teresa Bayne District 8 second.

Vote: Yes - 5, No - 0, Abstain - 0

Motion carried

Teresa Bayne District 8 with motion to approve the November 20, 2024 BOD meeting minutes as amended. Jason Schillewaert District 1 second.

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

Motion carried

Teresa Bayne District 8 with motion to move \$2 million to Edward Jones account to be placed in short term 3 or 6 month CDs. Karin Hoffman District 5 second.

Vote: Yes - 3, No - 2, Jason Schillewaert District 1/ Lanell Lua District 6 Abstain - 0

Motion carried

Teresa Bayne District 8 with motion to approve the revised mission statement for the Cultural Preservation Committee. Jon Loehndorf District 4 second.

Vote: Yes - 5, No - 0, Abstain - 0

Motion carried

Teresa Bayne District 8 with motion to contact Hakori and have a new speed bump mold created, one that is 2.5" high and 43" wide for future bumps. Jason Schillewaert District 1 second.

Vote: Yes - 4, No - 1, Karin Hoffman District 5 Abstain - 0

Motion carried

Meeting adjourn at 7:48pm by Karin Hoffman District 5

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:



Aug 8, 25

Upon acceptance,



HPPOA Board Secretary

8-4-25

Date:

June 18, 2025
Bylaws update

Ruby Scott

The Bylaws committee identified changes to the bylaws, ballots with the proposed changes will be mailed out at the end of June (to beat the increase in postage due in early July). Filled ballots will need be mailed to the League of Women voters, a non-partisan organization that has an excellent reputation by July 30th. If you are interested in seeing the changes now, they are on the HPPOA website under "Notice to HPPOA Members- proposed bylaws changes", click the link "Proposed bylaws changes or June 30, 2025"; then "Proposed bylaws changes". This version contains all of Articles I – VII and a portion of Article XI with and without changes. These changes will be discussed in more details at the Membership meeting on June 29th. However, if you have questions you can email:
info@HPPOA.net
Subject: Bylaws
and I will answer you.

At a previous bylaws meeting Kara had indicated a 'townhall' like gathering would occur to explain to people, if interested, how the March 12, 2025 bylaws are now the permanent bylaws.

The present committee has performed it's necessary duties.

Next meeting - unknown because committee will be dissolved later this meeting

**Hawaiian Paradise Park Owners Association
CULTURAL PRESERVATION COMMITTEE MEETING
June 14, 2025**

**SUMMARY TO PRESENT AT BOARD MEETING
By Lanell Lua, Chair**

Ko`olauo archaeological study final report: Recommendations from CPC to Board

The committee is responsible for creating an RFP for an NHO to steward the land and to recommend NHOs to the Board. The Ko`olauo NHO Stewardship Working Group reported that they have prepared a draft RFP and an informational packet for organizations interested in applying. The working group will contact and meet with the organizations before they present to the full committee.

Revision of CPC mission statement, objectives, and goals

The final CPC mission statement, objectives, and goals was presented and approved unanimously. Minor changes were made after the last meeting and approved by email vote. That vote was ratified at today's meeting. The chair will present the document to the Board at their next meeting.

***The Conch* newsletter name change recommendation**

The Education Working Group presented a proposal to rename the HPPOA newsletter from *The Conch* to *Ka Nū Hou*. *Ka Nū Hou* is Hawaiian for "the news," "recent news," or "tidings." This phrase is both accurate and fitting for a newsletter that serves as a primary means of communicating important updates, announcements, and events to the HPPOA community. Adopting the name represents a meaningful step in honoring Hawaiian culture, supporting language revitalization, and affirming the unique identity of our community in Hawai`i.

The members voted unanimously for the proposal, which will be presented by the chair at the next Board meeting.

Next meeting

The next meeting will be held Saturday, July 12th at 10 a.m. in the HPPOA library. Everyone is welcome to attend.

MPBC BOD Report 6/18/25

Jeanette

Aloha!

The Mail Park Beautification Committee meets once a month. We've organized 'work parties' to focus on cleaning, clearing, and enhancing the mail park locations at 4th and Kaloli, as well as 6th and Maku'u. Both sites continue to make progress. Work has also begun at the 14th and Kaloli site to gain site visibility from Kaloli and cane grass mitigation has begun at the 16th/Maku'u site.

We've begun discussions on landscaping and have ideas about using and repurposing found rubbish, like tires, and making fun and colorful things from them. We can save the Association some money too in reduced dumping fees. If there are any artists out there, and want to help, let us know.

A load of red cinder was used to delineate 'feature' trees at 4th/Kaloli. The contrast it creates adds to the park like ambiance. And a huge shout out to Charlie and Lucia for showing up with a tractor to help move that cinder around! The committee would also like to thank the community for their donations that made this possible!

Work parties scheduled for the remainder of this month include June 28th at 4th & Kaloli and for July on June 12th and 26th; at 6th /Maku'u, on July 6th and July 20th.

We encourage the entire community to join us in making the mail parks a beautiful space for all.

Committee meetings are held monthly on the second Monday at 11:00 am. The May meeting was canceled due to scheduling conflicts with Dr appointments, and the June 9th meeting was canceled due to the committee volunteering to help with mailbox key pickups. The next meeting is on July 14, 2025. You can attend in person at the Library or join via Zoom.

The Board Bylaws Committee letter to the board dated, May 2025 states:

“We therefore strongly urge the board to fully inform members not only of the action taken (‘the action taken,’ referring to the March 12, 2025 board’s amendments to the bylaws) but the real cause and legal necessity for such actions.”

I am asking, What is the real cause and legal necessity for such actions?

I have provided each of you with a list of the Hawaii 421J and 414D law that you used as “reasons” for your amendments.

How many of you have read them?

How many of you know what they reference?

How many of you have ever read the 2010 bylaws? The 2001 bylaws?

How many of you bothered to compare what was presented in the state laws you reference to the 2010 bylaws?

How many of you compared the “amendments” which you, the board, pushed through on March 12, 2025, to the 2010 bylaws?

How many of you noticed that there are 36 “Renumbered for clarification items” noted in your March 12, 2025 “amendments” and that some of those renumbered “amendments” are the result of sections being removed or added. Yet, that information (removed/added) is not stated ANYWHERE in the “amendments” (ex. Article 4, Definitions now contains 15 definitions, instead of the original 19)

How many of you noted that there are PARAGRAPHS of reworded and ADDED bylaws which literally regurgitate state law? NO NEED

How many of you understand that bylaws should focus on INTERNAL GOVERNANCE, and that while they should reference applicable law copying law into the bylaws can make them outdated and invalid?

Why, exactly, did you, the board, “amend” the 2010 bylaws? Especially if YOU do not know or understand the law? And don’t TELL me it is because “your”

attorney told you that butchering the bylaws and making them convoluted and complicated, so they are even less “understandable to the average person” (a reference to the Board Bylaws letter) was “necessary.” Please don’t insult some of us. Because some of us are not satisfied with just being TOLD.

Where is the LETTER from the board attorney (who BTW is paid with Owner Road Fee Money) that “instructs and directs” the board to amend the HPPOA bylaws ASAP, without owner input or vote? AND WHY?

Citing a piece of law to “explain” why you are amending a bylaw is not enough.

WHAT WAS WRONG WITH THE BYLAW? HOW DID IT “NOT COMPLY” TO LAW?
WHY DID THE BYLAW NEED TO BE REMOVED? REWRITTEN? OR REPLACED?

I am requesting as per the Board Bylaws Committee’s recommendation to know “the real cause and necessity for such actions.”

PATRICIA R.

HRS 414D Law Referenced in Board Bylaw "Amendments"

Part VI Members and Membership

414D-81 (a) (b) Admission

(The 2025 Article VI is now NOT in compliance with 414D-81(b))

Part VII Members, Meetings and Voting

(These were ALL Addressed in the 2010 Article VII. How were they NOT in compliance?)

414D-101 Members Meetings

414D-102 Special Meeting

414D-103 Court Ordered Meetings

414D-105 Notice of Meeting

414D-106 Waiver of Notice

414D-107 Record date, determining members entitled to notice and vote

414D-109 Members List for Meeting

414D-111 Quorum Requirements

Part VIII Directors and Officers

(These were ALL addressed in the 2010 Articles VIII and IX. How were they NOT in compliance?)

414D-131 Requirement for and Duties of the Board

414D-137 Resignation of Directors

414D-143 Quorum and Voting

- 414D-147 Regular and Special Meetings
- 414D-148 Committees of the Board
- 414D-154 Duties and Authority of Officers
- 414D-156 Resignation and Removal of Officers

Part IX Amendment of Articles of Incorporation and Bylaws

(These were ALL addressed in the 2010 Articles X and XIV. How were the NOT in compliance?)”

- 414D-181 Authority to Amend
- 414D-187 Bylaws

HRS 421J Law Referenced in Board Bylaw Amendments

421J-2 Definitions

(These were addressed in the 2010 Articles V. How were they NOT in compliance? *412J-2, Section 2, 2c, does not apply to HPPOA. And even "YOUR" attorney acknowledged this- please see a reference to her annotated bylaws, dated 3/7/2023*)

421J-3 Board of directors

(These were addressed in the 2010 Article VIII. How were these NOT in compliance?)

421J-3.3 Removal of directors elected by members or directors

(These were addressed in 2010 Article VIII. How were these NOT in compliance?)

421J3.5 Notice required

(These were addressed in 2010 Articles VII and VIII. How were these NOT in compliance?)

421J-6 Robert's Rules of Order

(These were addressed in 2010 Articles VII and VII. How were these NOT in compliance?)

421J-7 Documents of the Association

(These were addressed in 2010 Article XII. How were these NOT in compliance?)

421J-7.5 Restatement of Association Documents

(These were addressed in 2010 Articles X and XIV. How were these NOT in compliance?)

421J-8 Membership List

(These were addressed in 2010 Articles XIII> How were these NOT in compliance?)

421J-10.5 Association fiscal matters; lien for assessment

(These were addressed in 2010 Article XI. How were these NOT in compliance?)

421J-13 Mediation of disputes

(These were addressed in 2010 Article XV. How were these NOT in compliance?)

Summary of Comments on WORD FORMAT BYLAWS copy

Page: 6

Number: 1 Author: ssneed Subject: Highlight Date: 3/7/2023 12:27:37 PM
See comment below re 414D-81. no admission w/o consent
Recommend defining ownership instead of membership, then in Art VI clarify that only owners are eligible for membership

ARTICLE IV - BYLAWS DEFINITIONS

~~AT~~ Section 1. Road Maintenance Activity. An activity engaged in for the purpose of managing, maintaining, improving, preserving, or protecting and road or road easement in Hawaiian Paradise Park, including collecting, accounting for, administering, and protecting road maintenance funds, and managing, operating, maintaining, and protecting road maintenance property.

Section 2. Road Maintenance Funds. Any money collected for road maintenance activities including but not limited to, any late penalties, interest paid on road maintenance assessments, Klein fees, transfer fees, and interest and dividends paid by banks or other financial institutions on road maintenance.

Section 3. Special Assessment. An assessment approved by the membership for the purpose of s extraordinary road maintenance outside of the scope of day-to-day operations.

Section 4. Road Maintenance Costs. A cost incurred in the performance of, or as a consequence of road maintenance activity.

Section 5. Road Maintenance Property. Hawaiian Paradise Park Owners Association property that has been acquired to support road maintenance activity.

Section 6. Restricted Funds.

(a). Road Maintenance Funds as per Section 2, above.

(b). Funds received from other sources and designated for specific purposes, e.g., water lines.

Section 7. Majority Vote. The vote of greater than half of the valid votes cast.

Section 8. Two-Thirds Vote. The vote of two thirds or greater of the valid votes cast.

Section 9. Member. Any owner of one or more of the lots in Hawaiian Paradise Park.

Attorney
address
address

Page: 7

Number: 1 Author: ssneed Subject: Highlight Date: 3/7/2023 12:16:27 PM
HRS 414D-81(b) "No person shall be admitted as a member without the person's consent."
Author: ssneed Subject: Sticky Note Date: 3/7/2023 12:17:17 PM
There is no case law testing this, but consider revising to opt in upon purchase.

Note word "opt" in

Social welfare organizations

To be tax-exempt as a social welfare organization described in Internal Revenue Code (IRC) section 501(c)(4), an organization must not be organized for profit and must be operated exclusively to promote social welfare. The earnings of a section 501(c)(4) organization may not [inure](#) to the benefit of any private shareholder or individual. If the organization engages in an [excess benefit transaction](#) with a person having substantial influence over the organization, an excise tax may be imposed on the person and any managers agreeing to the transaction. See [introduction to IRC 4958](#) [PDF](#) for more information about this excise tax. For a more detailed discussion of the exemption requirements for section 501(c)(4) organizations, see [IRC 501\(c\)\(4\) Organizations](#) [PDF](#).

New legislation enacted at the end of 2015 added Section 506 to the Internal Revenue Code. Section 506 requires an organization to notify the IRS of its intent to operate as a Section 501(c)(4) organization. The IRS has developed a new form – Form 8976 – that organizations should use to provide this notification. For information about applying for exemption, see [application for recognition of exemption](#).

This requirement only applies to organizations intending to operate under Section 501(c)(4). Organizations operating under any other 501(c) section should not file this notice. To be operated exclusively to promote social welfare, an organization must operate primarily to further the common good and general welfare of the people of the community (such as by bringing about civic betterment and social improvements). For example, an organization that restricts the use of its facilities to employees of selected corporations and their guests is primarily benefiting a private group rather than the community and, therefore, does not qualify as a section 501(c)(4) organization. Similarly, an organization formed to represent member-tenants of an apartment complex does not qualify, because its activities benefit the member-tenants and not all tenants in the community, while an organization formed to promote the legal rights of all tenants in a particular community may qualify under section 501(c)(4) as a social welfare organization. An organization is not operated primarily for the promotion of social welfare if its [primary activity is operating a social club](#) for the benefit, pleasure or recreation of its members, or is [carrying on a business with the general public](#) in a manner similar to organizations operated for profit.

Renting the clubhouse
Seeking legislation germane to the organization's programs is a permissible means of attaining social welfare purposes. Thus, a section 501(c)(4) social welfare organization may further its exempt purposes through lobbying as its primary activity without jeopardizing its exempt status. An organization that has lost its section 501(c)(3) status due to substantial attempts to influence legislation may not thereafter qualify as a section 501(c)(4) organization. In addition, a section 501(c)(4) organization that engages in lobbying may be required to either provide notice

to its members regarding the percentage of dues paid that are applicable to lobbying activities or pay a proxy tax. For more information, see [lobbying issues](#) [PDF](#).

The promotion of social welfare does not include direct or indirect participation or [intervention in political campaigns](#) on behalf of or in opposition to any candidate for public office. However, a section 501(c)(4) social welfare organization may engage in some political activities, so long as that is not its primary activity. However, any expenditure it makes for political activities may be subject to tax under section 527(f). For further information regarding political and lobbying activities of section 501(c) organizations, see [election year issues](#) [PDF](#), [political campaign and lobbying activities of IRC 501\(c\)\(4\), \(c\)\(5\), and \(c\)\(6\) organizations](#) [PDF](#), and [Revenue Ruling 2004-6](#).



Aloha, and thank you for the opportunity to speak tonight.

My name is Jeff Haraldsen, and I'm a "road fee" paying resident of this neighborhood and a former paramedic with years of experience responding to emergencies in residential communities just like ours.

I want to express my strong opposition to the installation of speed humps on my street—and not just because I dislike them personally, but because I believe they introduce real safety concerns that haven't been fully considered. While I understand the intention is to slow traffic and make our neighborhood safer, the reality is far more complicated.

As a paramedic, I've experienced firsthand how speed humps delay emergency vehicles. We're trained to say "time is tissue"—especially in cardiac arrest, strokes, and trauma situations. Every second matters. Studies have shown that ambulances can be delayed 3 to 10 seconds per speed hump, and that even a one-minute delay in response time can decrease a patient's chances of survival by as much as 17%. In some areas, such delays have been projected to result in more fatalities than the accidents the humps are intended to prevent.

It's not just about emergency vehicles either. These humps increase vehicle emissions, fuel use, and noise, and often lead to braking and swerving—especially when poorly placed. Unfortunately, I've seen the proposed locations for these humps on my street, and they are not in safe, flat, visible areas. They are tucked behind hills and placed just past blind crests. That's not traffic calming—that's a hazard. If the goal is safety, the placement should reflect that goal.

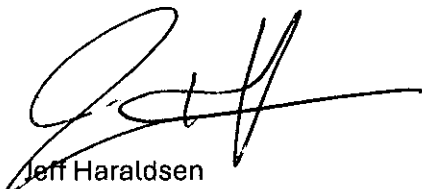
What's even more troubling is the process. From what I can tell, there's been no traffic study, no transparent community vote, and no clear criteria for placement. Instead, these decisions are being made at the discretion of a small group, using funds that were originally designated for general road maintenance—not for traffic control infrastructure.

Tonight, I'm speaking up not just for myself, but for safety, transparency, and smart planning in our neighborhood.

I respectfully ask this board to pause any further installation of speed humps until a thorough review is done—with public input, professional traffic studies, and safety reviews that include emergency services. Let's aim for solutions that protect our neighborhood without creating new risks.

Once again, I want to express my strong opposition to the installation of speed humps on my street!

Mahalo for your time and consideration. Do the right thing!



Jeff Haraldsen
15-1348 22nd Ave.
Kea'au, HI 9679

Owner Amput shall be part of
minutes whether or not a
written statement is provided.

RICHARD KOVAL

