

***Hawaiian Paradise Park Owners' Association
Approved HPPOA BOD Special Meeting Minutes
Thursday June 26, 2025***

1. Call To Order

BOD meeting called to order by Karin Hoffman District 5 at 6:01pm. Taken place at HPPOA activity center.

2. Roll Call

Board Members present: Jeff Finley District 9, Teresa Bayne District 8, Karin Hoffman District 5, Jon Loehndorf District 4, Lanell Lua District 6, Darice Unick District 2.

Board members absent: Jason Schillewaert District 1, Naomi Hirayasu District 7.

In Attendance: Christopher Nichol GM of HPPOA.

3. Approval of the June 26, 2025 agenda

Lanell Lua District 6 with to remove item g (discussion on purchasing paving equipment from Hokori Construction) and moving item j up to between items b and c.

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

Motion carried

4. Owner Input

Teresa Bayne District 8 with motion that after owners input with take no additional comments from audience. Darice Unick District 2 with second.

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

Motion carried

1. Patricia Ruppert read and submitted statement
2. Monica Suddarth read and submitted statement
3. Hans deJongh read and submitted statement
4. Jeffrey Haraldsen read and submitted statement as well as a Cease and Desist & Formal Records Request Regarding Speed Hump Installation.

Karin Hoffman District 5 with formal apology to Mr. Kale Gumapac for question made at previous meeting.

5. Unfinished Business

a). Update on Well Project

Updated quote presented by Christopher Nichol GM for bid by Derrick's Well Drilling & Pump Services, LLC.

Discussion on quote and update.

Discussion and questions on archeological studies done on well site

Darice Unick District 2 with motion to pursue contacting agencies before we start drilling the well, to ensure no desecration of site.

Jon Loehndorf District 4 with second

Vote: Yes - 5, No - 1, Jeff Finley District 9, Abstain - 0

Motion carried

b). Update on Side arm Mower status

Update given by Christopher Nichol GM

Jon Loehndorf District 4 with motion to pull side arm mower out of the HPPOA shop and take it to a mechanic shop to determine why it is not on our roads. Teresa Bayne District 8 with second.

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

Motion carried

c). Update on Yellow Reflectors

Discussion amongst BOD and with Christopher Nichol GM on proper adhesive to apply reflectors.

Christopher to purchase sample and test run adhesive.

d). Update on Speed Bumps Moved

BOD with questions on how many speed bumps got moved,

Christopher Nichol GM to get those numbers

e). Contract addendum for Speed Bumps at new size of 2.5 inches by 43 inches wide.

No addendum, so will revisit next month.

6. New Business

a). Formal Communication policy introduced by D4 Jon Loehndorf

Reason for and Community Membership BOD Communication Process Presented and read by Jon Loehndorf District 4

Teresa Bayne District 8 with motion to accept the Community Membership BOD Communication Process as presented.

Lanell Lua District 6 second.

Vote: Yes - 5, No - 0, Abstain - 1 Darice Unick District 2

Motion carried

b). Adoption of Code of Conduct complaint Policies and Procedures

Teresa Bayne District 8 presented and read Code of Conduct suggested Policies and Procedures.

Jon Loehndorf District 4 with motion to adopt the process of the Code of Conduct complaints. Teresa Bayne District 8 second.

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

Motion carried

- c). Discussion about creating an official HPPOA Facebook page that can be used to get information out to Owners in addition to the website.**

Discussion about FB page amongst BOD.

Teresa Bayne District 8 with motion to establish an official HPPOA Facebook page, posted only by office that is provided only by the BOD. Jon Loehndorf District 4 with second.

Vote: Yes - 3, No - 3, Abstain - 0

Continued discussion

Karin Hoffman District 5 calls for a vote again

Vote: Yes - 4, No - 2, Abstain - 0

- d). Discussion on changing the name of "The Conch"**

Presented and read by Ihilani P. Buffett

Lanell Lua District 6 with motion to support the name change from "The Conch" to "Ka Nu Hou" which translates to "The newsletter" in The Hawaiian language. Teresa Bayne District 8 second.

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

Motion carried

- e). Proposal from Okahara regarding study of main roads safety recommendations.**

Christopher Nichol GM to follow up with recommendations given by Okahara and Associates after their withdrawal from the study.

- f). Approval to Dissolve the Board Bylaws Committee**

Jon Loehndorf District 4 to discuss and explain the dissolution of the Board Bylaws Committee.

Darice Unick District 2 with motion to dissolve the Board Bylaws Committee. Jon Loehndorf District 4 second.

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

Motion carried

- g). Discussion on New Multi-house construction and assessing fees for Excessive use of the roads as per Bylaws.**

Teresa Bayne District 8 with start of discussion.

Teresa Bayne District 8 to yield the floor to audience member for discussion.

Meeting paused Jeff Finley District 9 and Lanell Lua District 6 stepped out. Lost quorum.

Lanell Lua District 6 returned, discussion continues.

Jeff Finley District 9 returned.

Judy Houle with introduction and information gathered.

h). Discuss having some Townhall Meeting/s for owners to come ask questions to BOD about proposed Bylaw changes, speed Bumps, Mailboxes etc.

Lanell Lua District 6 stepped out of meeting

Jon Loehndorf District 4 with motion to hold Townhall Meetings on Wednesday July 9th (6pm to 8pm) and Sunday July 20th 3pm to 5pm.

Karin Hoffman second.

Vote: Yes - 3, No - 1, Teresa Bayne District 8, Abstain - 1, Darice

Unick District 2

Motion carried

i). Discuss CERT request for set of keys to Activity Center

Lanell Lua returned.

Discussion amongst BOD and Judy Houle on CERT's need and access to Activity Center keys.

Lanell Lua District 6 with motion to give CERT coordinator set of keys to the Activity Center. Darice Unick District 2 second.

Vote: Yes - 3, No - 3, Abstain - 0

Jon Loehndorf District 4 with further questions on need of extra set of keys

Vote: Yes - 2, No - 4, Abstain - 0

Motion dies.

j). Appoint Karin Hoffman as Point of Contact with the USPS for the remainder of the Mail Park project.

Teresa Bayne District 8 to appoint Karin Hoffman to Point of Contact with USPS for the remainder of the Mail Park project. Jeff Finley District 9 with second.

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

Motion carried

7. Announcements

a). Next Board meeting June 29th, 6pm after the Members Meeting

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

c). Next Board Meeting July 16, 2025 6pm

Karin Hoffman District 5 with thank you for years of service to Jeff Finley District 9.

8. Adjourn to executive session to discuss Legal and personnel matters.

Teresa Bayne District 8 with motion to adjourn to executive session to discuss Legal and personnel matters. Jon Loehndorf District 4 second.

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

Meeting adjourn at 7:50pm

**Approved HPPOA Board Of Directors
Special Meeting Motions Log
Thursday June 26, 2025**

Lanell Lua District 6 with to remove item g (discussion on purchasing paving equipment from Hokori Construction) and moving item j up to between items b and c.

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

Motion carried

Teresa Bayne District 8 with motion that after owners input with take no additional comments from audience. Darice Unick District 2 with second.

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

Motion carried

Darice Unick District 2 with motion to pursue contacting agencies before we start drilling the well, to ensure no desecration of site.

Jon Loehndorf District 4 with second

Vote: Yes - 5, No - 1, Jeff Finley District 9, Abstain - 0

Motion carried

Jon Loehndorf District 4 with motion to pull side arm mower out of the HPPOA shop and take it to a mechanic shop to determine why it is not on our roads. Teresa Bayne District 8 with second.

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

Motion carried

Teresa Bayne District 8 with motion to accept the Community Membership BOD Communication Process as presented.

Lanell Lua District 6 second.

Vote: Yes - 5, No - 0, Abstain - 1 Darice Unick District 2

Motion carried

Jon Loehndorf District 4 with motion to adopt the process of the Code of Conduct complaints. Teresa Bayne District 8 second.

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

Motion carried

Teresa Bayne District 8 with motion to establish an official HPPOA Facebook page, posted only by office that is provided only by the BOD. Jon Loehndorf District 4 with second.

Vote: Yes - 3, No - 3, Abstain - 0

Continued discussion

Karin Hoffman District 5 calls for a vote again

Vote: Yes - 4, No - 2, Abstain - 0

Motion carried

Lanell Lua District 6 with motion to support the name change from "The Conch" to "Ka Nu Hou" which translates to "The newsletter" in The Hawaiian language. Teresa Bayne District 8 second.

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

Motion carried

Darice Unick District 2 with motion to dissolve the Board Bylaws Committee. Jon Loehndorf District 4 second.

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

Motion carried

Jon Loehndorf District 4 with motion to hold Townhall Meetings on Wednesday July 9th (6pm to 8pm) and Sunday July 20th 3pm to 5pm. Karin Hoffman second.

Vote: Yes - 3, No - 1, Teresa Bayne District 8, Abstain - 1, Darice Unick District 2

Motion carried

Lanell Lua District 6 with motion to give CERT coordinator set of keys to the Activity Center. Darice Unick District 2 second.

Vote: Yes - 3, No - 3, Abstain - 0

Vote: Yes - 2, No - 4, Abstain - 0

Motion dies.

Teresa Bayne District 8 to appoint Karin Hoffman to Point of Contact with USPS for the remainder of the Mail Park project. Jeff Finley District 9 with second.

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

Motion carried

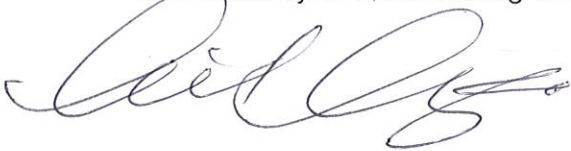
Teresa Bayne District 8 with motion to adjourn to executive session to discuss Legal and personnel matters. Jon Loehndorf District 4 second.

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

Meeting adjourn at 7:50pm

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 7, 25

Upon acceptance,



HPPOA Board Secretary

8-4-25

Date:

