

Hawaiian Paradise Park Owners' Association
APPROVED Membership Meeting Minutes
Sunday, October 27, 2024

1. Call to Order

Meeting called to order by Karin (Kari) Hoffman D5, President, at 3:00 p.m. The meeting took place at the HPPOA Activity Center.

2. Roll Call to Determine Quorum

Quorum established. 47 Owners present,

Jon Loendorf and Teresa Bayne D8, Treasurer, volunteered as vote counters.

3. Introduction of Board of Directors

Hawaiian Paradise Park Owners Association (HPPOA) Board members, that were present were introduced: *Darice (Dae) Unick D2, Alissa Hanshew D3, Secretary, Karin (Kari) Hoffman D5, President, Lanell Lua D6, Naomi Hirayasu D7, Teresa Bayne D8, Treasurer*

4. Vote to Approve Agenda

Announced: Karin (Kari) Hoffman D5, President, stated that any speakers needed to speak directly into the microphone for the audio to work correctly.

There were sound issues. System not working correctly. The issue was corrected.

Lanell Lua D6, motioned to accept the agenda, Jon Loendorf seconded the motion. Vote: Yes – Unanimous. Motion carried.

5. Vote to Approve/Appoint Membership Chair(s)

Lanell Lua D6 nominated for Meeting Chair by Patricia Ruppert. Karin (Kari) Hoffman D5, President, seconded the motion. Vote: Yes – Unanimous. Motion Carried.

6. Approve June 30, 2024, Draft Membership Meeting Minutes

Teresa Bayne D8, Treasurer, requested to amend draft membership meeting minutes.

Spelling/grammar amendments were made.

John Loendorf motioned to accept draft membership meeting minutes with amendments. Keith Redmon seconded the motion. Vote: Yes – 46, No – 2 Motion Carried

7. President's Report

Karin (Kari) Hoffman D5, President, addressed the membership. *President's report attached (1)*

Karin (Kari) conducts a straw poll to determine if sound quality is acceptable. The owners in attendance indicated no sound issues.

In addition to the published President's Report, Karin (Kari) Hoffman D5, President, stated that she met with Mayor Roth to discuss the possibility of the County taking over maintenance of Hawaiian Paradise Park (HPP) roads.

Questions and discussion ensued regarding mailboxes.

8. Treasurer's Report

Teresa Bayne D8, Treasurer, addressed the membership, *Treasurer's report attached (2).*

No discussion.

9. General Manager's Report by Larry Torres

Larry Torres, General Manager, addressed the membership. *GM Report attached (3).*

No discussion.

10. Committee Reports

A. Bylaws Committee

Ray Holybee, Bylaws Committee Chair, addressed the membership. *Bylaws Committee report attached (4) No discussion.*

B. Finance Committee

Teresa Bayne D8, Finance Committee Chair, addressed the membership. *Treasurer's Committee report attached (5) No discussion.*

C. Human Resources Committee

Naomi Hirayasu D7, Human Resources Committee Chair, addressed the membership. *Human Resources Committee Report attached (6) No discussion.*

D. Road Safety and Pathways Committee

No report presented.

E. "Mail Park" Beautification Committee

Patti Szot, committee member, addressed the membership for Jeanette Baysa the Committee Chair. *Committee Report attached (7) No discussion.*

11. Community Resource Report

Judi Houle, President of Hawaiian Paradise Park (HPP) Neighborhood Watch, addressed the membership. *No discussion.*

14. Special Order of Business (Burial Site)

Keoni Alvarez presented information about, and his role regarding, the 16th and Maku'u burial site. He reminded owners that, "Just because you can, does not mean that you should" and that owners should avoid interaction with the burial site as much as possible.

Lanell Lua addressed Keoni, stating that an archaeological survey had been conducted and she needed help locating a cave that had been mentioned.

15. Unfinished Business

A) Bylaws Changes

Lanell Lua D6, the Meeting Chair, requested that someone from the Bylaws Committee present the changes.

Karin (Kari) Hoffman D5, President, requested that a quorum count be done. Quorum was verified.

Karin (Kari) Hoffman D5, President, asked that if anyone needed to leave to please announce it. Otherwise, if quorum was lost the assembly would be unable to vote in the Nominating Committee and Hawaiian Paradise Park Owners Association (HPPOA) would be unable to conduct an election.

Patricia Ruppert responded from the audience that Karin (Kari) Hoffman's statement about not conducting an election was untrue.

Karin (Kari) Hoffman D5, President, responded that if there was no Nominating Committee the Hawaiian Paradise Park Owners Association (HPPOA) board would have to conduct the elections.

Patricia Ruppert responded from the audience that Karin (Kari) Hoffman's statement about board members conducting the election was also untrue.

Ray Holybee, the Bylaws Committee Chair, presented the changes to Article 4 and Article 6. He explained that Article 4 and Article 6 had already been previously approved by owners and sent to the HPPOA attorney for review. After review, the HPPOA attorney stated that Article 4 and

Article 6 “needed modification to be compliant with the law.” In order to make modifications, Ray Holybee stated that Article 4 and Article 6, approved by owners, needed to be rescinded and a new motion to accept the newly modified Articles 4 and 6 needed to be made. Ray Holybee recommended combining the actions of rescission and the motions to accept the modified Articles together to save time.

Patricia Ruppert called Point of Order from the floor and explained that to adhere to the process as outlined in Robert’s Rules of Order, two motions (2) per Article were required. One motion to rescind then vote, and another to adopt the modified Articles and then vote.

Discussion ensued. There was disagreement and argument from the Bylaws Chair and the floor.

Jon Loendorf made a motion to rescind bylaws changes, made at the June 2024 general meeting, to Article 4, Objects and Purposes. The meeting Chair, Lanell Lua D6, acknowledged a second, but no name was stated. Vote: Yes – 46, No – 1. Motion Carried.

There was a question from the floor regarding the bylaw changes, modifications, and compliance. Why are these changes being made? Ray Holybee stated that the changes had to do with “the hierarchy of the law.”

Ray Holybee requested a motion for approval of the modified Article 4 amendments as recommended by the HPPOA attorney. Teresa Bayne D8, Treasurer, motioned to accept the amendment modifications as recommended by the HPPOA attorney, Naomi Hirayasu D7 seconded the motion. Vote: Yes – 40, No – 4. Abstain – 1. Motion carried.

Before moving onto adopt the attorney modifications made to Article 6, Ray Holybee addressed the floor and stated that, “This is an opportunity for input.”

Ray Holybee, the Bylaws Committee Chair, is reminded that before the Article 6 modification can be approved, they must first be rescinded.

John Loendorf made a motion to rescind bylaw changes, made at the June 2024 general meeting, to Article 6, Membership and Voting. Patricia Ruppert seconded the motion. Vote: Yes – 45, No – 1, Abstain – 1. Motion carried.

Patricia Ruppert produced annotated notes, from the HPPOA attorney which state that persons cannot be forced to be members of an organization without the person’s consent, and that this is according to HRS 414D-81b, which the HPPOA attorney referenced in her notes.

Patricia Ruppert also stated that the original HPPOA bylaws clearly state that members may relinquish their membership at any time.

Further discussion ensued with Patricia Ruppert stating that the original bylaws, containing the language showing that members may relinquish membership, were not being presented for owners to see.

Jon Loendorf made a motion to accept the attorney modifications made to Article 6, Membership and Voting, Section 1a. Karin (Kari) Hoffman D5, President, seconded the motion. Vote: Yes – 42, No – 7. Motion carried.

Ray Holybee, the Bylaws Committee Chair, presented the proposed changes to Article 8 Board of Directors, Section 5, and stated that this Section addressed Vacancy.

Patricia Ruppert called out from the floor that Section 5 in the bylaws addressed Election, not Vacancy. She stated that the numbers did not correspond to the correct title/subject and asked why?

Ray Holybee, the Bylaws Committee Chair, replied that the numbers had been changed.

Patricia Ruppert asked by whom, when, and why.

Discussion ensued about Article sections being changed without a vote. What happened to the old Section 5, which was titled Election?

Karin (Kari) Hoffman D5, President, told the Meeting Chair, Lanell Lua D6, that “We need to move on.”

Lanell Lua D6, the Meeting Chair, looked through the pages of bylaws amendments and responded, “We’re going through all of this?”

Karin (Kari) Hoffman D5, President, replied, “Yes. That’s why we need to get done.”

Karin (Kari) Hoffman D5, President, made a motion to accept Article 8 Board of Directors, Section 5 (previously titled Election) now titled Vacancy. Patti Szot seconded the motion. Vote: Yes – 42, No – 2. Motion carried.

Ray Holybee, the Chair of the Bylaws Committee, requested that the proposed removal of Article 8 Board of Directors, Section 6 Vacancy, be considered.

Patti Szot makes a motion to accept the proposed amendment to Article 8 Board of Directors, Section 6 Vacancy, and remove it. Teresa Bayne seconds the motion. Vote: Yes – 40, No – 3. Motion carried.

In the original bylaws, Article 8, contains Sections 1, 2, 3, 4, 5, 6, 7, 8. In the original bylaws, Article 5 refers to Election and 6 refers to Vacancy

Ray Holybee, the Chair of the Bylaws Committee, presented the changes to Article 8 Board of Directors, Section 7 which he stated was Powers and Authorities. *(Powers and Authority was originally Section 8, but as the result of changes made to Section 5 Election to Section 5 Vacancy, and the subsequent removal of Section 6 Vacancy, Power and Authority had become Section 7.)*

Teresa Bayne D8. Treasurer was confused about the bylaws presentation. The Bylaws Committee Chairman also stated that he too was confused. "The title is missing some of the bylaws."

Karin (Kari) Hoffman D5, President, stated that the section header for Section 7 was left off.

Discussion ensued about the confusion as to how the bylaws changes were being presented.

Karin (Kari) Hoffman D5, President, stated that the reason some of the bylaws were missing is because there were "no changes" being made to them. And that owners had decided that they would not read through bylaws where no changes were being made.

Karin (Kari) Hoffman D5, President, requested another quorum count. Quorum was re-verified with 34 people still in attendance.

Karin (Kari) Hoffman D5, President, made a motion to accept bylaws amendments made to Section 7 (which was previously Section 8 Powers and Authorities) subsections, C, E, F, I, J. Naomi Hirayasu D7 seconded the motion. Vote: Yes – 44, No 3. Motion carried.

Patricia Ruppert stated from the floor that the bylaws being presented for amendment were not in the proper format. "How can owners know what they are changing or how the new bylaws will read?"

Karin (Kari) Hoffman D5, President, stated that "When it gets mailed out to all members it will be in proper form."

Ray Holybee the Bylaws Committee Chair, presented Article 8, Board of Directors, Section 8 (which was previously Section 9) Meetings of the Board for amendment consideration. Ray Holybee explained to the attendees that the agenda contained incorrect information regarding the bylaws change, but the handout had been prepared with all of the proposed changes. The changes to be made were Section 8 (formerly 9) subsections, A, B, C, D, E, 1b, 2 and 3, and F.

Patricia Ruppert again called out from the floor that the presentation was confusing and contained only partial information.

Teresa Bayne D8, Treasurer, made a motion to accept amendment changes to Section 8 (previously Section 9) Meetings of the Board. Jon Loendorf seconded the motion. Vote: Yes – 41, No – 3. Motion carried.

Ray Holybee, the Bylaws Committee Chair, presented Article 9 Officers of the Board and only Section 1(a) for proposed amendment.

Jon Loendorf corrected the Bylaws Chair and stated that Article 9 Officers, Sections 1 through 5, were to be considered for amendment.

Jon Loendorf made a motion to accept the amendments to Article 9 Officers of the Board, Sections 1 through 5. Teresa Bayne D8, Treasurer, seconded the motion. Vote: Yes – 43, No – 3, Abstain – 1/ Motion passed.

Ray Holybee, the Bylaws Committee Chair, presented Article 10, Committees, for amendment consideration. He stated that the old bylaws were confusing and that “realistically” the purpose of the amendments was to “define committees what they do, and who they work for.”

Patricia Ruppert asked about changes to the Bylaws, Finance, and Nominating Committee- “Who appoints them?” She also stated that the original bylaws were supposed to be read out loud, followed by the proposed amendments.

Jon Loendorf asked about Essential and Special Committees- he wanted an explanation.

Ray Holybee, the Bylaws Committee Chair looked up Essential Committees and stated, if created by the board only the board can say what that committee is supposed to do, if created by owners, only owners can say, if both, both owners and the board have a say.

More discussion.

Alissa Hanshew found “a mistake.” There was confusion regarding the wording of Essential Committees, Special Committees, and Standing Committees. Alissa stated that even though the wording was incorrect the bylaw amendment could still be voted on.

Naomi Hirayasu D7, made a motion that wherever the bylaws referred to Standing Committees that the wording be changed to Essential Committees. There was a call for a second.

Karin (Kari) Hoffman D5, President, called for another quorum count. Quorum was verified, the count being 31 attendees.

Larry Torres, the General Manager, interrupted, stating someone had left after the quorum count. Another count was called. And quorum was not met, as there were only 28 people remaining.

Lanell Lua D6, Meeting Chair, started to call for adjournment at 5:46 p.m. There was no call for a second and none taken.

Karin (Kari) Hoffman D5, President, wanted to continue. Said there could not be any voting but could give updates.

Karin (Kari) Hoffman D5, President announced that she would not be making any further additional reports about legal, or mailbox updates because she had been thorough in her President’s report.

Karin (Kari) Hoffman D5, President, announced that there were five (5) individuals who had signed up for the Nominating Committee, Patti Szot, Debbie Skaggs, Jennifer Myers, Keith Redmon and Jeanette Baysa and that they would be an ad-hoc Nominating Committee until the February General Meeting when they could be voted in.

Ihilani Precious Buffett asked about who she should talk to about changing the name of the Hawaiian Paradise Park Owners Association (HPPOA) newsletter. The current name is Conch

and some in the Hawaiian community would like to see that changed. Karin (Kari) Hoffman D5, President, suggested that a name change be brought to the board for consideration.

Jennifer Myers told everyone to go with Aloha.

No additional discussion, questions, or input.

The meeting was disbursed without formal adjournment.

Larry Torres, the General Manager, announced to Zoom participants that the meeting had ended.

Members/Owners approved

6/29/2025

Date

Transcribed by HPP Owner Patricia Ruppert

Patricia Ruppert

Patricia Ruppert Signature

7/31/2025

Date

Hawaiian Paradise Park Owners Association (HPPOA) Secretary

Jessica Payne

Secretary Signature

8-6-25

Date