

HAWAIIAN PARADISE PARK OWNERS ASSOCIATION
BYLAWS COMMITTEE
7/23/25

Meeting called to order at 4:00pm by Jon Loehndorf

Roll call: Jon Loehndorf, D9/President Teresa Bayne, D2/Secretary
 Ray Holybee Patti Szot Jeanette Baysa Alvin Yax

Guests: Lanell Lua Sandee Maeda

Patti Szot asks why Director Teresa Bayne is present at this meeting, as she was not on the sign-up sheet from the Membership meeting. President Jon Loehndorf advises that Director Bayne was appointed by the board. Patti indicates that she feels it is inappropriate for the board to appoint someone to a "members committee" and is advised by President Loehndorf that she is free to address the full board with her concerns.

No official agenda, as this is the initial meeting. Proposal from Jon Loehndorf that we elect Chair, Vice Chair, and Secretary

Motion by Patty Szot that Patty Szot be named Chairperson

Seconded by Teresa Bayne

Ayes – 6

Nays – 0

Abstain – Motion carries

Patty Szot assumes Chair and conducts the remainder of the meeting.

Discussion as to the need for a Vice Chair, Committee chooses not to name a vice chair

Char Szot asks for volunteers to serve as Secretary. All Members present verbally decline

(Holybee, Baysa, Yax, Loehndorf),

Motion by Teresa Bayne that Teresa Bayne be named Secretary

Seconded by Ray Holybee

Ayes – 6

Nays – 0

Abstain – Motion carries

Motion by Jon Loehndorf that committee adopt policy for conduct of meeting (attached) including that all recording other than by Secretary must be announced, all committee members shall wait to be recognized by the Chair before speaking, and that information shared in the committee is

for committee use only and may not be shared outside the committee, including posting on the internet.

Seconded by Chair Szot

Ayes – 6

Nayes - 0

Motion carries

Jon Loehndorf submitted his resignation from the committee (attached) and remains as “ex-officio” member. President Loehndorf expresses that he does not intend to vote, and sits in the “guest” seating.

Chair Szot reads bylaws Article X section 1 (b) 1. Bylaws Committee.

When the membership decides that the bylaws need to be revised or specific changes to the bylaws need to be considered, it shall at that time elect a committee consisting of not fewer than five members. The Bylaws Committee shall:

- a. Present proposed bylaws amendments and recommendations at a subsequent membership meeting
- b. Assist with the preparation of ballots containing the proposed amendments and revisions of the bylaws document.
- c. Ensure the approved bylaws changes are signed by the secretary and notarized.
- d. Ensure approved bylaws changes are distributed to the membership.

Chair Szot advises the committee that when the committee was elected at the June 2025 Membership meeting, the instructions were to review Article XII Section 3. Committee will end when this is completed and a new committee must be formed at the (presumably October 2025) Membership meeting. Some discussion among members, with Teresa stating that the thought was that the committee would make changes, submit for attorney review, prepare a ballot, and present to the membership at the meeting in October, where a new committee would be elected for the next task. This keeps the task in small sections, so there isn't a “bog down” trying to do much, Chair Szot objected to the possibility of preparing a ballot with only one(1) amendment. Teresa stated that if this committee completed the task, and a new committee was elected in October, that the October committee could have amendments ready to be presented at the February meeting, and a third committee could be elected, and the mailing could be done in June, after 3 amendments have been prepared and presented. Additional discussion among committee members, with all stating understanding of the current task.

Chair Szot asks Teresa to present recommendations for change, since Teresa made the motion with instructions at the Membership meeting.

Suggestions are:

(d) Delinquent Accounts, add “or e-mail, if Member consents to receive e-mail communications” to read as Follows:

The Association shall mail or **e-mail, if Member consents to receive e-mail communications**, notices of any delinquency to the delinquent lot owner showing the amount,

due date, delinquency and interest to be paid. The Association shall use every reasonable and customary effort to collect delinquent accounts as per Article XI.

Question from Alvin Yax “What remedy do we have for delinquent accounts?” Jon Loenhdorf and Teresa Bayne answer, liens, collection agencies, small claims court if under cap. Ray Holybee expressed concerns over emailing documents that could be used in collection actions, versus mailing, since mail is considered delivered when it is placed in a mailbox, and email has “rebuttable presumption” of delivery. Committee wants to read 421J and 41D to make sure neither law REQUIRES that we mail documents.

Motion to Table until next meeting by Chair Patti Szot

Seconded by Alvin Yax

Ayes – 4 (Szot, Baysa, Holybee, Yax)

Nays – 1 (Bayne)

Abstain – 0

Motion carries

Teresa Presents next suggestion

(I) Communication to Members, delete “with the exception of the Annual Payment Notice which shall be mailed” to read as follows:

The Association shall provide members with required notices, news of Association business and matters of community interest. Members shall be provided an option to receive communications electronically. ~~with the exception of the Annual Payment Notice which shall be mailed.~~

Motion to amend as suggest by Teresa Bayne

Seconded Jeanette Baysa

Discussion that this might also be something addressed in wither 414D or 421J, and that we should check before we change.

Motion withdrawn by Teresa Bayne

Second withdrawn by Jeanette Baysa

Motion to table until next meeting, so committee can read relevant laws by Chair Patti Szot

Seconded by Teresa bayne

Ayes – 5

Nays – 0

Abstain – 0

Motion carries

Motion by Chair Szot to table all changes and discussion until next meeting when members will have had time to read all material

Seconded by Teresa Bayne

Ayes – 5

nays – 0

Abstain – 0

Motion carries

Chair asks if there are any other items that might warrant review, Teresa Bayne mentions signage not being a state approved means of notification. However, it was pointed out that other approved methods are used.

Committee assigned homework of reading entire Article XII Section 3 and deciding what changes they might suggest, reading HRS 421J and 414D to determine if mailing is REQUIRED of any documents/notices versus sending them electronically. Teresa Bayne assigned additional homework to send email to all committee members with links to 421J and 414D, provide each committee member with a hard copy of same, as well as current bylaws, and to reserve the library for our next two (2) meetings.

Next meeting(s)

Aug 13, 2025 4pm – 6pm Activity Center Library

Aug 27, 2025 4pm – 6pm Activity Center Library

Motion to adjourn at 5:05pm by Teresa Bayne

Seconded by Patti Szot

Ayes – 5

Nays – 0

Abstain – 0

Motion carries

Attachment 1

Committee Meeting Policy

Any recording of meetings other than by the Secretary shall be made known as a courtesy to the other Committee Members and guests.

During meetings, members shall raise their hands to be recognized by the Chair before speaking. Questions and comments shall be relevant to the current discussion.

Emails from any Committee member shall be sent only to the current voting committee members.

These emails shall be relevant to the Committee's current agenda items, concise and to the point.

Information received in this meeting (whether written or verbal) is for Committee Members' use only, to work from and not for Social Media Posting or Emailing or Texting.

Adopted 7-23-25

Ayes - 6

Nays - 0

Motion passed

Jessica Payne
Secretary

Attachment 2



