

***Hawaiian Paradise Park Owners' Association
Approved HPPOA BOD Meeting Minutes
Wednesday September 17, 2025***

1. *Call To Order*

BOD meeting called to order by Jon Loehndorf District 9 at 6:04pm. Taken place at HPPOA activity center.

2. *Roll Call*

Board members present: Jason Schillewaert District 1, Robert Paul Derbyshire District 3, Karin Hoffman District 5, Jon Loehndorf District 9, Teresa Bayne District 2, Mimi Hafele District 8, Molly Suarez District 4 and Sandra Ackerman District 6.

Board members absent: Naomi Hirayasu District 7

In Attendance: Christopher Nichol GM of HPPOA

Teresa Bayne District 2 with motion that after the Owners' input section of the agenda, that no further input be taken from the audience. Karin Hoffman District 5 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

3. *Approve agenda for September 17, 2025 HPPOA Board of Directors Meeting*

Karin Hoffman District 5 with a motion to accept the agenda for September 17, 2025 HPPOA Board of Directors Meeting as presented. Teresa Bayne District 2 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

4. *Approve August 20, 2025 Minutes*

Teresa Bayne District 2 with a motion to table this until the next BOD meeting. Jason Schillewaert District 1 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

5. *President's Report*

President's report presented and read by Jon Loehndorf District 9

6. Treasurer's Report

Treasurer's report presented and read by Karin Hoffman District 5

7. GM's Report

GM's report presented and read by Christopher Nichol GM.

8. Committee Reports

a). Human Resource Committee

Teresa Bayne District 2 with report and update (no submission)

b). Bylaws Committee

Patti Szot with report and update presented

c). Cultural Preservation Committee

Lanell Lua read report and recommendations:

To move the 16th and Makuu mailbox site to a culturally respectful location and before any work is done at that location have an archaeological survey done by a State of Hawaii permitted archeological firm.

Vote: Yes - 1 (Sandra Ackerman District 6), No - 6 (Jason Schillewaert District 1/ Robert Paul Derbyshire District 3/ Karin Hoffman District 5/ Jon Loehndorf District 9/ Teresa Bayne District 2/ Mimi Hafele District 8), Abstain - 1 (Molly Suarez District 4) Motion fails.

HPPOA Board to allow the CPC, under the chair Lanell Lua, to ask Ashley Kierkiewicz to sponsor a resolution to present to the Hawaii County Council's Legislative Action and Acquisition Committee (LAAC) to prioritize the acquisition of the property located at 15-1027 Ala Heiau Road, Keaau, Hawaii 96749 to preserve the petroglyph at the property.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

d). Mail Park Beautification Committee

Karin Hoffman District 5 read and presented report and updates.

9. Community Resource report - Judi Houle

Judi Houle chair with report and updates

10. Owner Input (limited to 3 minutes each) Please submit your questions/statement in writing if you wish them to be included in the minutes.

Martha Morishige read and presented statement

Patricia Ruppert read and presented statement

Richard Kovac read and presented statement

11. Unfinished Business

a). Update on Yellow Reflector adhesive testing

Christopher Nichol GM with update

b). Update on Side Arm mower repairs

Christopher Nichol GM with updates and quotes

c). Well update (State agency contact update)

Christopher Nichol GM with update and presentation of Proposal to conduct an Archeological Field Inspection and Consultation from ASM Affiliates.

Teresa Bayne District 2 with motion to accept the official well name as Waikahekahe. Karin Hoffman District 5 with second.

Vote: Yes - 6, No - 0, Abstain - 2 (Molly Suarez District 4/ Sandra Ackerman District 6)

Motion carried.

d). Update of engineering companies for traffic/safety study

Discussion between BOD and Christopher Nichol GM

e). Report from Road working group

Discussion between BOD and Christopher Nichol GM

f). Report from Office expansion working group

Teresa Bayne District 2 with updates and recommendations

g). Admin office electrical system upgrade

Jon Loehndorf District 9 with presentation of proposal from Yamamoto Electrical Services, LLC on electrical fixes for office.

Teresa Bayne District 2 with motion to accept proposal/quote Yamamoto Electrical and have GM reach out and schedule work. Karin Hoffman District 5 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

h). Update on "Speed Humps in HPPOA" Policy

Discussion amongst BOD ensues

Teresa Bayne District with motion to adopt the changes to the HPPOA speed policy as they were presented at the August 2025 meeting. Jason Schillewaert District 1 with second.

Vote: Yes - 6, No - 0, Abstain - 2 (Karin Hoffman District 5/ Molly Suarez District 4)

Motion carried.

i). Update on HPPOA Facebook Page

Jon Loehndorf District 9 with updates

Jon Loehndorf District 9 with a motion to make it "live" tomorrow. Teresa Bayne District 2 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

j). Status of Webpage Review/Update

Teresa Bayne District 2 with to motion to ratify the email vote in which the Board authorized Teresa Bayne District 2 to work with Shelli on approved topics to change on the webpage which was done. Karin Hoffman District 5 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

Update on changes than given by Teresa Bayne District 2

k). Update on playground repair

Update was given by Judi Houle during her Community Resource report

l). Old Road Grader sale

Christopher Nichol GM with an update and will also have an estimate on cost to repair by next Wednesday.

m). Follow-up traffic study

Judi Houle has placed a request in and HPPOA has been put on their list.

n). Reserve Study

Discussion amongst BOD ensues

Karin Hoffman District 5 with review of the Reserve Study

12. New Business

a). Fee Review: Associate member, Activity Center Use, Etc.

Discussion amongst BOD ensues

Karin Hoffman District 5 with review of the income produced from the Activity Center

Karin Hoffman District 5 with motion to keep the fees the same for the Activity Center and use of the facilities. Teresa Bayne District 2 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

b). Vote in Members of HPPOA Policies Committee

Teresa Bayne District 2 with nomination of Debbie Skaggs and Keith Redman to serve on the Policies and Procedures Committee as community members. Karin Hoffman District 5 with second.

Vote: Yes - 7, No - 0, Abstain - 1 (Jon Loehndorf District 9)

Motion carried.

Jon Loehndorf with a motion that Teresa Bayne District 2 and Karin Hoffman District 5, be the board members on the committee. Jason Schillewaert District 1 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

c). Application of calcium chloride

Christopher Nichol GM with review of process and application.

Karin Hoffman District 5 that it be by request only for application.

Use of old methods for application and fix/repair equipment agreed upon.

d). Mass emailing and need for outside contract vs in-house

Teresa Bayne District 2 with motion to table to next month's meeting. Robert Paul Derbyshire District 3 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

e). Security system repairs

Christopher Nichol GM with updates and Pro Tech quote. Christopher Nichol GM to get a rodent control plan as well as some additional security system quotes.

f). Amend 2025-26 budget line item 6150

Teresa Bayne District 2 with explanation on the budget line item for playground repairs.

Teresa Bayne District 2 with a motion to increase line item 6150 by \$14K so that it doesn't show that we are over budget and the GM can do repairs/maintenance on non-roads items. Karin Hoffman District 5 with second.

Vote: Yes - 6, No - 1 (Jon Loehndorf District 9), Abstain - 1 (Jason Schillewaert District 1)

Motion carried.

g). Activity center roof, restorative work vs replace

Discussion amongst BOD and GM ensues

Teresa Bayne District 2 with motion to have the roof cleaned and painted. Jason Schillewaert District 1 with second.

Vote: Yes - 7, No - 1 (Robert Paul Derbyshire District 3), Abstain - 0

Motion carried.

h). Set final date for submission of Ka Nu Hou to board for approval and publication

Teresa Bayne District 2 with motion that people who are working on Ka Nu Hou present to the board their submission by the meeting on October 15th, so that it can be edited, reviewed and published by the Membership meeting. Jon Loehndorf District 9 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

i). Placing recommended speed limit signs on speed bumps per MUTCD

Teresa Bayne District 2 with motion to table this until next month's meeting. Jon Loehndorf District 9 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

j). Discuss board meetings on the first and third Wednesday of every month

Discussion amongst BOD and GM ensues

k). New basketball backboards, hoops, and nets at the activity center

Discussion amongst BOD and GM ensues

Jason Schillewaert District 1 with motion to replace the backboards, hoops, and nets at the activity center not to exceed \$1K to repair both basketball hoops. Karin Hoffman District 5 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

l). Removal of the bus stop with the falling roof near the office mailboxes.

Discussion amongst BOD and GM ensues

Christopher Nichol GM to put a call into the County.

m). Switch to ¾" rock on our gravel roads

Discussion amongst BOD and GM ensues

Christopher Nichol GM to verify tomorrow the increase in cost.

Jason Schillewaert District 1 with motion to switch to ¾" rock on our gravel roads. Robert Paul Derbyshire District 3 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

n). Ratify vote to provide Paul with a truck, one worker, and a generator to paint stop bars on the roads using leftover paint and glass beads.

Teresa Bayne District 2 with motion to ratify the email vote to provide Paul with a truck, one worker, and a generator to paint stop bars on the roads using leftover paint and glass beads. Jon Loehndorf District 9 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

o). The white reflectors that are missing need to be replaced and this is "WARRANTY" work

Discussion amongst BOD and GM ensues

Christopher Nichol GM to contact tomorrow

13. Announcements

a). Next Board meeting October 15, 2025, 6pm

***b). Next General Membership Meeting is October 26, 2025, 3pm
check-in starts at 2pm***

14. *Adjourn to executive session to discuss Legal and personnel matters.*

Teresa Bayne District 2 with motion to adjourn to executive session. Karin Hoffman District 5 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

Meeting adjourn at 8:48pm

***HPPOA Board Of Directors Session
Approved Meeting Motions Log
Wednesday, September 17, 2025***

Teresa Bayne District 2 with motion that after the Owners' input section of the agenda, that no further input be taken from the audience. Karin Hoffman District 5 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

Karin Hoffman District 5 with a motion to accept the agenda for September 17, 2025 HPPOA Board of Directors Meeting as presented. Teresa Bayne District 2 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

Approve August 20, 2025 Minutes

Teresa Bayne District 2 with a motion to table this until the next BOD meeting.

Jason Schillewaert District 1 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

To move the 16th and Makuu mailbox site to a culturally respectful location and before any work is done at that location have an archaeological survey done by a State of Hawaii permitted archeological firm.

Vote: Yes - 1 (Sandra Ackerman District 6), No - 6 (Jason Schillewaert District 1/ Robert Paul Derbyshire District 3/ Karin Hoffman District 5/ Jon Loehndorf District 9/ Teresa Bayne District 2/ Mimi Hafele District 8), Abstain - 1 (Molly Suarez District 4) Motion fails.

HPPOA Board to allow the CPC, under the chair Lanell Lua, to ask Ashley Kierkiewicz to sponsor a resolution to present to the Hawaii County Council's Legislative Action and Acquisition Committee (LAAC) to prioritize the acquisition of the property located at 15-1027 Ala Heiau Road, Keaau, Hawaii 96749 to preserve the petroglyph at the property.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

Teresa Bayne District 2 with motion to accept the official well name as Waikahekahe. Karin Hoffman District 5 with second.

Vote: Yes - 6, No - 0, Abstain - 2 (Molly Suarez District 4/ Sandra Ackerman District 6)

Motion carried.

Teresa Bayne District 2 with motion to accept proposal/quote from Yamamoto Electrical and have GM reach out and schedule work. Karin Hoffman District 5 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

Teresa Bayne District with motion to adopt the changes to the HPPOA speed policy as they were presented at the August 2025 meeting. Jason Schillewaert District 1 with second.

Vote: Yes - 6, No - 0, Abstain - 2 (Karin Hoffman District 5/ Molly Suarez District 4)

Motion carried.

Jon Loehndorf District 9 with a motion to make it "live" tomorrow. Teresa Bayne District 2 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

Teresa Bayne District 2 with to motion to ratify the email vote in which the Board authorized Teresa Bayne District 2 to work with Shelli on approved topics to change on the webpage which was done. Karin Hoffman District 5 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

Karin Hoffman District 5 with motion to keep the fees the same for the Activity Center and use of the facilities. Teresa Bayne District 2 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

Teresa Bayne District 2 with nomination of Debbie Skaggs and Keith Redman to serve on the Policies and Procedures Committee as community members. Karin Hoffman District 5 with second.

Vote: Yes - 7, No - 0, Abstain - 1 (Jon Loehndorf District 9)

Motion carried.

Jon Loehndorf with a motion that Teresa Bayne District 2 and Karin Hoffman District 5, be the board members on the committee. Jason Schillewaert District 1 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

Mass emailing and need for outside contract vs in-house

Teresa Bayne District 2 with motion to table to next month's meeting. Robert Paul Derbyshire District 3 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

Teresa Bayne District 2 with a motion to increase line item 6150 by \$14K so that it doesn't show that we are over budget and the GM can do repairs/maintenance on non-roads items. Karin Hoffman District 5 with second.

Vote: Yes - 6, No - 1 (Jon Loehndorf District 9), Abstain - 1 (Jason Schillewaert District 1)

Motion carried.

Teresa Bayne District 2 with motion to have the roof cleaned and painted. Jason Schillewaert District 1 with second.

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Motion carried.

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Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

Placing recommended speed limit signs on speed bumps per MUTCD

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Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

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Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

Jason Schillewaert District 1 with motion to switch to ¾" rock on our gravel roads. Robert Paul Derbyshire District 3 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

Teresa Bayne District 2 with motion to ratify the email vote to provide Paul with a truck, one worker, and a generator to paint stop bars on the roads using leftover paint and glass beads. Jon Loehndorf District 9 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

Teresa Bayne District 2 with motion to adjourn to executive session. Karin Hoffman District 5 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

Meeting adjourn at 8:48pm

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:



11/10/25

Upon acceptance,



11-12-25

HPPOA Board Secretary

Date:

President's Report

September 17, 2025

Aloha,

My name is Jon Loehndorf, President of HPPOA Board of Directors.

WEB:

1. Website cleanup and redesign is underway. Please go there and find the new site and how easier it is to navigate.

Litigation: At this time, we have 1 active case. A trial date has been set for June 2026.

Mailbox Keys:

1. We are working to get the mailboxes at the 6th and Makuu Park ready by the end of this month. We are waiting for USPS to release the keys for issue.
2. We are still handing out keys for the 4th and Kaloli Mailboxes.

Illegal dumping: We are still finding more Green Waste and trash dumping on HPP property. This is illegal and if you see it, please take a picture, call the police, or give the information to the office. Dumping of any type should not be tolerated.

Facilities:

1. We are looking at getting the Activity Center Roof and Gutter power washed and cleaned out.
2. We have approved electrical work in the office to improve safety and usability for the office staff.

Communication is one of our top priorities. Please check the Web Page periodically and join our Facebook Page once it is set up. Please bring your district representative your ideas, concerns, etc. and your Dist. Rep and/or Board will discuss it and get back to you as timely as we can.

Remember that if you see speeding, fireworks, or other illegal activities contact the police. Also, for loose animals, barking dogs, etc. contact Animal Control.

Mahalo,

Jon Loehndorf
HPPOA President

*HPPOA Treasurer's Report
September 17, 2025*

Bank Balances as of the end of August 2025:

TOTAL Checking, Savings, Investments and Bond Reserve: \$7,754,286.56

TOTAL Accounts Receivables: \$3,496,407.81

This account balance represents unpaid road maintenance fees, lien fees, finance charges, legal fees, collection expenses and bounced check charges as well as a few transfer fees that have been billed but not paid. The Accounts Receivable balance at 8/2024 was \$3,228,843.98. The annual billing for this year was \$3,792,112.50. As of August 2025, we had a total of 6879 owners paid in full or 78%. We took in \$170,923.22 in fees in January, \$843,822.21 in February, \$1,244,752.00 in March, \$713,941.22 in April, \$132,976.07 in May, \$166,459.29 in June, \$207,511.11 in July and \$84,554.61 in August for a total of \$3,564,939.73.

Allowance for Doubtful Accounts balance is: \$375,607.40. (This is a contra-asset account required by Generally Accepted Accounting Principles (GAAP) that records the estimated dollar amount of receivables which may not be collectible.)

There were approximately 37 property transfers during the month of July.

Statement Regarding Unaudited Financial Information

The unaudited financial information set forth above is preliminary and subject to adjustments and modifications. The audited financial statements and related notes are to be included in our annual report for the year ending June 30th, 2024. Adjustments and modifications to the financial statements may be identified during the course of the audit work, which could result in significant differences from this preliminary unaudited financial information.

GM Report for September 15th, 2025

Non-Paved Roads Graded/Rocked/Rolled:

<u>Date</u>	<u>Name</u>	<u>Loads & Location</u>
08/20/2025	Sanford's Service Center, Inc.	6 Loads, 120.39 Tons, 3rd K-P
08/20/2025	Sanford's Service Center, Inc.	6 Loads, 121.60 Tons, 3rd K-P
08/20/2025	Sanford's Service Center, Inc.	6 Loads, 105.67 Tons, 3rd K-P
08/20/2025	Sanford's Service Center, Inc.	6 Loads, 120.53 Tons, 3rd K-P
08/21/2025	Sanford's Service Center, Inc.	6 Loads, 125.32 Tons, 3rd M-P
08/21/2025	Sanford's Service Center, Inc.	6 Loads, 103.34 Tons, 3rd M-P
08/21/2025	Sanford's Service Center, Inc.	6 Loads, 123.28 Tons, 3rd M-P
08/21/2025	Sanford's Service Center, Inc.	6 Loads, 115.43 Tons, 3rd M-P

- **Materials: 935.46 Tons**
- **Total Cost: \$16,409.68**

Roads Watered

<u>DATE</u>	<u>MILES</u>	<u>WATER TRUCK MONTHLY REPORT</u>
8/1/2025	2	B.RD M-P,P-M,17 M-P
8/4/2025	9	M-P 17,8,14 B.ROAD P-K 3,17,13, MDE
8/5/2025	13	M-P 8,13,17,6,14,9,21,15,B.ROAD P-K 3,18 KDE 13
8/6/2025	9	M-P 17,8,B.ROAD,15,9 P-K 8,3,21 KDE,13
8/7/2025	9	M-P 17 B.ROAD.13.2 MDE,20,4 P-K 3 KDE 13 11
8/8/2025	6	M-P 8,B.ROAD,17,2,9 KDE 11
8/11/2025	6	M-P 8,17,15,14,6, B.ROAD
8/12/2025	3	M-P B.ROAD,17 P-K 18
8/13/2025	5	M-P 17,15 B.ROAD P-K 18 KDE 5
8/14/2025	3	M-P 17,8,B.ROAD
8/15/2025	6	M-P 17,6 B.ROAD P-K 18,6,3
8/18/2025	7	M-P 17,B.ROAD,3 P-K 18,3 LEMIWAI RD KIAWE RD
8/19/2025	5	M-P 17,3 B.ROAD K-P 3
8/20/2025	5	P-K 3 M-P B.ROAD 17
8/25/2025	6	M-P17,3 B.ROAD P-K 3,18 KDE 11
8/26/2025	7	M-P 17,8,B.ROAD P-K 8 KDE 6
8/27/2025	3	M-P17,B.ROAD,11
8/28/2025	2	M-P 17 B.ROAD
8/29/2025	2	M-P 27 b.road

- **108 Miles of road watered**

GM Report for September 15th, 2025

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General Maintenance

<u>DATE</u>	<u>MONTHLY MAINTENANCE REPORT</u>
9/2/2025	REPAIR HYDRALIC RAM SEALS OFF BACKHOE CHECK/CLEAN/FIX STATER OFF OF INTERNATIONAL Dump
9/8/2025	CHANGE NEW STARTER ON INTERNATIONAL
9/11/2025	CHECK EVALUATE NEW SIDEARM FOR REPAIR
9/12/2025	CHECK ON TIRE FOR NEW SIDEARM

John Deere Side-Arm Mower

<u>DATE</u>	<u>JOHN DEERE SIDE ARM MONTHLY REPORT</u>
8/26/2025	CUT CANE GRASS 11TH, M-P, 15TH M-P
8/27/2025	SIDEARM 17 P-K, 26 M-P, 25 M-P
8/28/2025	CUT GRASS AN SHRUBS 17 M-P

Note: Side-Arm back up and running early September after new high strength wheels installed.

Kubota Zero Turn Mower

<u>DATE</u>	<u>KUBOTA ZERO TURN MOWER MONTHLY REPORT</u>
8/4/2025	MOWED 10 K-P
8/5/2025	MOWED 20 MDE
8/11/2025	MOWED MAINS SHOWER, KALOLI, POHAKU CIR
8/19/2025	MOWED INBETEENS BEACH, 1, 4, 7, 12,
8/21/2025	SIDE STREETS M-K 16-21ST, M-S 22-24TH
8/25/2025	INSIDE STREETS 25, 26, 27, 28, 29, 30, 31, 32 SHOWER TO MAKUU

Scag Zero Turn Mower

<u>DATE</u>	<u>SCAG MOWER MONTHLY REPORT</u>
8/1/2025	SIDE STREETS M-S 23, 24, 25, 26, 27, 28, M-K 29, 30, 31
8/11/2025	MOWED MAINS SHOWER, KALOLI, POHAKU CIR
8/13/2025	MOWED MAIN MAKUU- RR
8/19/2025	MOWED INBETWEENS BEACH, 1, 4, 7, 12
8/21/2025	SIDE STREETS M-K 16-21, M-S 22-24
8/25/2025	INSIDE STREETS 25, 26, 27, 28, 29, 30, 31, 32 M-M

GM Report for September 15th, 2025

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Trash:

<u>Date</u>	<u>Name</u>	<u>Memo</u>
08/01/2025	County of Hawaii – S.W.D.	0.45 Tons HILO Mixed Rubbish
08/08/2025	County of Hawaii – S.W.D.	0.36 Tons HILO Mixed Rubbish
08/11/2025	COH- Director of Finance	2025-2026 Solid Waste Facility Disposal Permit
08/13/2025	Big Island Scrap Metal LLC	0.55 Tons Tire Disposal, Scale Fee
08/15/2025	County of Hawaii – S.W.D.	0.26 Tons HILO Mixed Rubbish
08/22/2025	County of Hawaii – S.W.D.	0.41 Tons HILO Mixed Rubbish
08/29/2025	County of Hawaii – S.W.D.	0.26 Tons HILO Mixed Rubbish

- 4.35 Tons of Rubbish, scrap metal, and tires disposed of.
- Cost: \$726.34

THE END

Aloha Board members and our community members

It has been a long hard month for the Bylaws Committee but we have emerged as a true Community member committee. We have been diligently working on our assigned task to keep moving it forward. We are writing changes to 3 specific areas of the bylaws that we will present to the membership at the October General membership meeting.

The next Bylaws meeting is Sept 24th in the activity center library from 4-6pm. We may need another final meeting on October 8th. We will know at the next meeting if it is required. All are welcome.

Chair
Patty Srot

**Hawaiian Paradise Park Owners Association
CULTURAL PRESERVATION COMMITTEE MEETING
September 13, 2025**

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

Recommendation to relocate mailboxes at 16th and Maku`u site

The HPPOA Cultural Preservation Committee (CPC) voted unanimously to make a formal recommendation to the HPPOA Board of Directors that the mailbox site at 16th and Maku`u be moved.

Furthermore, the CPC recommends that an archaeological survey be performed by a State of Hawaii permitted archaeological firm prior to breaking ground on any proposed mailbox site.

The CPC requests that the Board make a motion to:

1. Move the 16th and Maku`u mailbox site to a culturally respectful location; and
2. Have an archaeological survey performed by a State of Hawaii permitted archaeological firm prior to breaking ground at any site under consideration.

Preservation of property with petroglyph

The HPPOA Cultural Preservation Committee voted unanimously to request approval of the HPPOA Board to allow the CPC, under the chair Lanell Lua, to ask Ashley Kierkiewicz to sponsor a resolution to present to the Hawai`i County Council's Legislative Action and Acquisition Committee (LAAC) to prioritize the acquisition of the property located at 15-1027 Ala Heiau Road, Kea`au, Hawai`i 96749 to preserve the petroglyph at the property.

Next meeting

The next meeting will be held Saturday, October 11 at 10 a.m. in the HPPOA library. Everyone is welcome to attend.

MPBC BOD Report 9/17/25

Aloha!

Just a heads-up that the Mail Park Beautification Committee gets together once a month. We've put together some fun 'work parties' to focus on cleaning up, clearing out, and making the mail parks at 4th & Kaloli, as well as 6th & Maku'u, even more beautiful. Things are really coming along at both spots! We've also kicked off some work at the 14th & Kaloli site to make sure it's visible from Kaloli, and we're starting to tackle cane grass at the 16th & Maku'u site.

When we started this project, one of our big dreams was to put up a community bulletin board at each mail park. Lots of members suggested it, and it was on our first proposal, which the Board and the membership loved. With the help of our awesome volunteers and this committee, we're super excited to announce that the bulletin board at 4th & Kaloli is finally up and running! It's right at the corner of the mailboxes in front of the entrance on 4th Ave.

We've got some work parties lined up for the rest of the month: September 21st at 6th & Maku'u, and September 27th at 4th & Kaloli. But guess what? Volunteers are always there whenever they can, helping to keep the parks looking great. Some of them even pick up little bits of trash and pull weeds when they're getting their mail!

We'd love for everyone in the community to join us in making the mail parks a beautiful place for everyone to enjoy.

Our committee meetings are usually on Zoom every second Monday at 11:00 am, but just a heads-up, the next one is on September 22, 2025.

Aloha HPP Board of Directors,

September 17, 2025

I am Martha Morishige, resident at 15-1383 "B" 22nd Avenue.

I am following up on the shocking decision by this Board to ignore my pleas to bring some quiet back to my property and take away the speed bump. Maybe most of you know, but maybe not, that 22nd Avenue, between Kaloli Drive and Shower Drive is the highest traveled section of side roads in HPP ever since it was the first side road to be paved. Many residents and construction crews and material hauling companies have routinely traveled this section of road to get to and from the lower Kaloli side roads. I think they want to avoid the Kaloli & Hwy 130 intersection.

In the morning workers want to get to their jobs as fast as possible and they totally ignore the 25 hr. speed limit between speed bumps. I wonder if any Board member has witnessed the traffic on this section of 22nd Avenue from 5-8am? If you did, you'd learn real quick about the level of traffic and noise! The heavy traffic continues throughout the day with the Hele On bus at least four times a day, material hauling trucks, and many large trucks with trailers.

And as I reported before, their motors are very loud as the gears go from first to second to third, etc. The Hele On Bus is especially very loud as it comes to a halt and then must gear up to continue traveling in front of my property. That noise definitely wakes me up around 6 am every morning.

The speed bumps are not speed "humps", because humps, as I have seen in Hilo (and labeled "humps"), are made with much more asphalt and the rise is gradual on each side with a flat section between the rises. The small HPP bumps cause a vehicle to bounce and shake, usually creating a large noise. The speed humps put on Alu Street (which runs from Haihai St to Kawaiiani St) in Waiakea are set approximately 100 feet apart the whole length of the street.

So I am again entreating the Board to vote to remove the speed bump. That would be my highest desire so that I could go back to some peace I had previously.

When pondering what should be done with my miserable situation, I thought about actually paying for two more speed bumps, one to be built in front of my lot and another 25 ' on the Shower Drive side of my property line. My reasoning was that at least the vehicles would stay in first gear and drive slow all the way across the front of my property. Then I read the "Speed Bump Information/ Request Packet" and read that "speed bumps couldn't be placed closer than 100 feet from another speed bump".

If the board refuses to remove the speed bump by my property, then please make the "bumps" into true "humps" and add more speed "humps" to 22nd Avenue, ideally no less than 100 feet apart. By adding more, I predict that many of the heavy trucks would stay on the highway rather than be slowed down so much. If the goal is to truly keep the traffic at 25 miles per hour, then more humps must be added and that would bring relief to all that live on this section of 22nd Avenue. Please understand that this section of HPP is the heaviest traveled section and so should be the first to get more speed humps, as it was also the first side road to be paved in HPP.

Please let me know your decision about either taking away the speed bump near my property or adding more speed "humps" to 22nd Avenue, between Kaloli Drive and Shower Drive. If my contributing \$1000 to either decision makes a difference, I am willing to contribute that amount.

Sincerely,
Marti Morishige

This ticket is non-refundable, non-transferrable and not for resale. (PDef)

I have been involved in HPPOA politics for more than four years. In that time, I have volunteered numerous hours and resources in trying to bring attention to HPPOA's misunderstandings and wrongs, in the performance of their duties as an administrative entity for HPP owner **road fee money**. In doing this I have made friends, lost friends, and made new friends.

I have tried very hard to establish a dialogue between concerned HPP owners and the HPPOA board, in the hopes that the board would acknowledge the misunderstandings and wrongs, which have existed for more than two decades, and try to work with HPP owners in making them right.

For four years I have spoken at meetings, sent off emails, and yes, I have shared controversial social media posts. The only thing I have not done is sue HPPOA – not because I do not think HPPOA deserves to be sued – I absolutely feel HPPOA does. I have not sued HPPOA because I actually kept thinking and hoping that HPPOA and their attorney would eventually do the right thing and that I would not be **forced** to make HPPOA comply with court order and law.

I have handed each of you a Demand Letter with attached email dates and info excerpts, you will also find copies of documents, and meeting minute references. I have forwarded a signed copy of all of this via UPS to the HPPOA office.

The **Demand For HPPOA Recognition Of And Action Regarding HPP Owners Rights To Decline/Relinquish HPPOA Membership**, outlines five specific Demand Actions. If HPPOA does not meet the Demanded Actions, by October 1, 2025, by close of business, I will be **forced** to explore further legal options to protect my rights as an HPP property owner. This may include filing a lawsuit, and seeking redress for all damages, costs, and legal fees that any further legal options that I am **forced** to enter into may incur.

I prefer to resolve this matter amicably and am open to discussing potential solutions, including mediation, before resorting to litigation. But please understand, while I will pay **road fee money**, because that is fair, I will not be **forced** to be made a member of the HPPOA club in violation of court order and state law. I will not allow that overreach, and breach of my rights, to go unchallenged.

Owner input ~

RICHARD KOVAC

NO STOP SIGNS ON MAIN

ROADS.

*HPPOA Treasurer's Report
September 17, 2025*

Bank Balances as of the end of August 2025:

TOTAL Checking, Savings, Investments and Bond Reserve: \$7,754,286.56

TOTAL Accounts Receivables: \$3,496,407.81

This account balance represents unpaid road maintenance fees, lien fees, finance charges, legal fees, collection expenses and bounced check charges as well as a few transfer fees that have been billed but not paid. The Accounts Receivable balance at 8/2024 was \$3,228,843.98. The annual billing for this year was \$3,792,112.50. As of August 2025, we had a total of 6879 owners paid in full or 78%. We took in \$170,923.22 in fees in January, \$843,822.21 in February, \$1,244,752.00 in March, \$713,941.22 in April, \$132,976.07 in May, \$166,459.29 in June, \$207,511.11 in July and \$84,554.61 in August for a total of \$3,564,939.73.

Allowance for Doubtful Accounts balance is: \$375,607.40. (This is a contra-asset account required by Generally Accepted Accounting Principles (GAAP) that records the estimated dollar amount of receivables which may not be collectible.)

There were approximately 37 property transfers during the month of July.

Statement Regarding Unaudited Financial Information

The unaudited financial information set forth above is preliminary and subject to adjustments and modifications. The audited financial statements and related notes are to be included in our annual report for the year ending June 30th, 2024. Adjustments and modifications to the financial statements may be identified during the course of the audit work, which could result in significant differences from this preliminary unaudited financial information.

Bookkeeper

From: Tamara Brown <tamara@tamabrown.com>
Sent: Thursday, September 11, 2025 5:04 PM
To: District1@hppoanet
Cc: info@hppoanet
Subject: Increased traffic (at speed) on 23rd

Aloha Jason,

Thank you for being willing to serve on the HPPOA Board.

The August 2025 President report notes that the speed bump project is complete. I reside on 23rd street, between Kaloli & Shower, the only street that is not fully paved, nor does it have speed bumps between these 2 main roads in HPP. The road in front of my home has become a major thoroughfare for people wanting to avoid the speed bumps, most going way over the speed limit.

I've resided in HPP since 2003 and did not mind that our piece of the road was the only one in the area not paved, as it cut down on the traffic. That is no longer the case since the speed bumps have been put in place on the other upper roads.

I request that 23rd between Shower & Kaloli be paved and speed bumps be installed as soon as possible. There are many people including families and pets that live and walk in this area and it is becoming dangerous to even try to pull out of our driveways, let alone take a stroll in our neighborhood.

Please put this request to the Board at the next board meeting and add to any other agendas needed to bring this issue to the attention of those who can remedy the situation.

Mahalo,
Tamara Brown
HPP Resident
808-315-6644 (cell)

cc: Info@hppoa.net



507A E. Lanikaula St., Hilo, Hawai'i 96720 • (808) 969-6066

Proposal to Conduct an Archeological Field Inspection and Consultation

**For the installation of a new shop well at the Hawaiian Paradise Park Owners
Association Base Yard**

TMK: (3) 1-5-023:040 por.

Kea'au, Waikahekahe Ahupua'a, Puna District, Island of Hawai'i


September 9, 2025

Prepared by:

ASM Affiliates
507A E. Lanikaula St.
Hilo, HI 96720

Prepared for:

Christopher Nichol
General Manager
Hawaiian Paradise Park Owners Association
HC3 Box 11000
Kea'au, HI 96749-9204


Matt Clark, M.A.
Director, Hilo
mclark@asmaffiliates.com

Project Introduction

ASM Affiliates (ASM) is pleased to present this fixed-fee cost proposal to conduct an Archaeological Field Inspection (AFI) and consultation for the installation of a new shop well at the Hawaiian Paradise Park Owners Association Base Yard Hawaiian located at 15-1570 Maku'u Dr., in Kea'au, Puna, Hawai'i (TMK: (3) 1-5-023:040 por.). It is understood that the proposed project would consist of the installation of a new shop water well at the HPPOA base yard, to fill water trucks for dust control on HPP unpaved roads. The purpose of the AFI is to determine if undocumented historic properties exist within the project area as well as to consult with concerned community members regarding the installation of the well in the vicinity of a previously identified burial cave. The AFI will be prepared to satisfy Hawai'i Revised Statutes (HRS) Chapter 6E and the initial review requirements of Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD), if so needed for the project. This proposal shall remain valid for 60 days from today's date.

Scope of Work

The scope of work will include a review and assessment of previous relevant archaeological studies and historical documentary resources, and a surface survey of the project area (including mapping, documentation, and evaluation of any identified historic properties), as well as consultation with community members who have raised concerns regarding the proximity of the proposed well to a known burial cave. We will then draft a letter report describing our findings, summarizing the consultation, and providing recommendations for the development of the proposed well. If no significant historic properties are identified, the letter report will be sufficient for fulfilling the DLNR-SHPD HRS Chapter 6E historic preservation review process for the well permitting (if required).

Schedule

The archaeological fieldwork and consultation can commence when requested, and the letter report regarding the findings of the monitoring activities can be submitted within two weeks following the completion of the fieldwork consultation.

Cost

The fixed-fee cost associated with this proposal is \$5,000 inclusive of Hawai'i Island General Excise Tax. A single payment of \$5,000 will be due upon submittal of the letter report.

Assumptions

- Services other than those outlined above will be charged at an hourly rate of \$175/hr or require a project augment.

Proposal Acceptance

Title: Proposal to Conduct an Archeological Field Inspection and Consultation - For the installation of a new shop well at the Hawaiian Paradise Park Owners Association Base Yard

Cost: Total fee provided is \$5,000.

Accepted by:

Signature

Print Name

Title

Date

Company Name

Billing Address

Email Address

Phone

General Terms

1. Labor rates are effective from **January 1, 2025** through **December 31, 2025**.
2. Billing invoices will be prepared **Monthly** and will contain charges of the previously ended month and prior for work in progress unless otherwise agreed. Client agrees to pay ASM Affiliates within 90 days after the invoice date. Any invoices not paid in 90 days are subject to a service charge of 1.5% *per month* on the unpaid balance (*including any previous interest*). An early payment discount of 1% will be applied if ASM receives payment within 30 days of the invoice date.
3. CLIENT must accept or reject the invoice within ten days of receipt and communicate such rejection to ASM's Accounts Receivable Department (accountsreceivable@asmaffiliates.com).
4. CLIENT will issue payment(s) to ASM for accepted invoices (*not rejected within ten days per item #4*) within ten days of receipt of payment from the PRIMARY CLIENT or within 90 days from the date of the accepted invoice, whichever is sooner.
5. Payment of ASM Affiliates' invoices for services performed will not be contingent upon the client's receipt of payment from other parties. Client agrees to pay legal costs, including Attorney's fees, incurred by ASM Affiliates in collecting any amounts past due and owing to the client's account.

Proposal



Proposal No. 25140

Sheet No.001

Date: September 11, 2025

Proposal Submitted To

Name: HPP Owners Association
Street:
City: Keaau
State: HI
Ph.: (808) 966-4500
Email: 3@hppo.net

Work To Be Performed At

Name: Same
Street:
City:
State:
TMK: (3)

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of:

Installation of (5) 120v / 20a circuits and wiring for (5) quad outlets.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Dollars (\$2,000.00 total).

With payments made as follows:

% of work completed

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, hurricane and other necessary insurance upon above work.

Respectfully submitted: Scott M. Yamamoto

Note – This proposal may be withdrawn by us if not accepted within **30 days**.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Name (print) _____

Signature _____ Date _____