

APPROVED

**Paradise Hui Hanalike**  
**Minutes of the**  
**Board of Directors Meeting**  
**December 13, 2000**

**Call to Order:** The meeting was called to order at 7:15 p.m. by Jesse Crawford, Vice President.

**Roll Call:** Members present: Jesse Crawford, Vice President; Ron Phillips, Secretary; Marianne Kamahele, Treasurer; Robert Daley, Walt Bell, Yoshi Terada and Mike McMillan. Nancy Cabral, Property Manager was also present.

Members Absent: Don Tinker was excused.

**Guests:** Gary Jung and Jerry Miller.

**Approval of Agenda:** Mike McMillian moved to approve the agenda, seconded by Robert Daley, the motion carried unanimously.

**Approval of Minutes of November 8, 2000:** Mike McMillian moved to approve the minutes of November 8, 2000 as written, Ron Phillips seconded, the motion carried unanimously.

**Visitors Time to Speak:** No comments.

**President Report:** Absent, no report.

**Property Manager Report:** Nancy reviewed the Paradise Park Administrative Report dated December 13 & 14, 2000. The October financial statements were distributed. She reviewed the accounts, the Hui has a total of \$24,332 and the Roads have \$732,320 as of November 30, 2000.

We collected \$695,024 in road fees between July 1, 1999 and June 30, 2000. Between July 1, 2000 to December 1, 2000 we collected \$55,327.28. Liens have been placed on about 317 lots, and 68 liens are about to be filed. There is \$436,789 owing from 933 lots.

The 1999-2000 audit is complete, copies were distributed to the Board members.

Road fee billings will be mailed the end of December, due to the postage increase in January. As *Mtrack* is not a secure system, the PM contacted Yardi about software for HPP record keeping. We need a secure program that details every transaction and cannot be changed. Yardi also has training on this island. The *Enterprise* system costs \$16,000. Jesse recommended purchasing *Enterprise* based on the integrity of the system. Ron did not believe we needed such a large program. Savings will be realized in the audits, labor and the ability to track delinquent accounts.



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**Mike McMillian moved to purchase the Enterprise program from Yardi for billing and record keeping, Robert Daley seconded, the vote was 4 in favor, 2 opposed, the motion carried.**

The Amended and Restated Bylaws were voted on and approved in December of last year. Due to objections and Motions filed in the Court, a hearing is scheduled for tomorrow. President Tinker has called a special meeting of the Hui membership for December 17, 2000 for another vote on the approval of the Amended and Restated Bylaws. Members were notified that they need to pay their dues before December 7, 2000, on that day we had 262 members who are entitled to vote on December 17th, we now have 293 members. Gary noted the Court requires specific evidence for the vote to count, and suggested to get information from the Judge on what is needed.

Loeffler Construction was awarded the contract for the waterline on Paradise Drive, however, it appears the outgoing Mayor did not release the funding. The PM will contact the new administration in order to facility the release of funds.

We attempted to obtain a building permit to add a bathroom adjacent to the road shed in order to have the ability to put in a cesspool as opposed to a septic tank which will be required after January 1, however, since we have two cesspools on the property, we cannot put in a third one, so we will not proceed any further at this time.

Excavation Tech completed emergency clean-up and have returned to regular maintenance on the side roads. We have contacted FEMA for assistance. They informed us we only qualify for a low cost loan, and we must apply by January 8, 2001. We will apply, so that we may utilize the loan only if we wish to continue with it under the revised bylaws.

We have received an estimate to have an asphalt overlay on parts of Maku`u and Kaloli, to include 3' widening to both sides of the shoulders, paving the mailbox areas, and 150' approaches on the secondary roadways. Work on Paradise Drive will wait until after the waterline is installed.

We received an estimate for \$50,000 to cut the trees and roots on the Pahoia side of Maku`u, we are still looking for more bids.

Road maintenance is continuing by Excavation Tech. Pro Lawn & Landscaping continues with mowing, and replacing signs on a monthly basis. Ace Hauling continues to collect rubbish.

Due to the length of time spent on the PM's report, with all of the questions and interruptions, Ron asked to have the report provided in advance, Nancy will try to get it to the Board members in advance.

#### **Committee Reports:**

Community Action - Nothing new to report.



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Charter School - Robert noted we have a Master Plan for Hawaiian Paradise Park, which was accepted by the Hui Board, and approved as a guideline by the County Council. Based on that, the Charter School may not fit into the Master Plan.

Master Plan - Gary advised the Master Plan calls for the area the school selected to be used for public buildings. He also asked by what method would the Board make adjustments to the Master Plan, it is a flexible document and we need a process to make changes to it. Copies are available at the Planning Department with a copy of the County Council's Proclamation, and the maps. **Ron Phillips moved to ask the PM to obtain a copy of the Master Plan for our office, Mike McMillian seconded, the motion carried.**

**Unfinished Business:**

Written documentation on waterline - Don Tinker to provide when he returns.

Lease on Malamalama School - The PM reported they have made several payments.

**New Business:**

A letter was received from Jane Buffington, that she does not believe she has not been on the Board since July. She moved to the mainland on December 1. **Mike McMillian moved to hold a regular membership meeting after the special meeting to address the position available on the Board, seconded by Marianne Kamahale.** It was suggested to announce the regular meeting prior to the special meeting. **The vote carried unanimously.**

**Announcements:** None.

**Adjournment:** **Ron Phillips moved to adjourn, Mike McMillian seconded, carried.** The meeting was adjourned at 8:55 p.m.

Submitted by:

Lori Miner, Recording Secretary

Ron Phillips, Corporate Secretary

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## MOTIONS LOG

**Mike McMillian moved to approve the agenda, seconded by Robert Daley, the motion carried unanimously.**

**Mike McMillian moved to approve the minutes of November 8, 2000 as written, Ron Phillips seconded, the motion carried unanimously.**

**Mike McMillian moved to purchase the Enterprise program from Yardi for billing and record keeping, Robert Daley seconded, the vote was 4 in favor, 2 opposed, the motion carried.**

**Ron Phillips moved to ask the PM to obtain a copy of the Master Plan for our office, Mike McMillian seconded, the motion carried.**

**Mike McMillian moved to hold a regular membership meeting after the special meeting to address the position available on the Board, seconded by Marianne Kamahele. The vote carried unanimously.**

**Ron Phillips moved to adjourn, Mike McMillian seconded, carried.**

Submitted by:

Lori Miner, Recording Secretary

Ron Phillips, Corporate Secretary