

APPROVED

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

Call to Order: The meeting was called to order at 7:05 p.m. by Don Tinker, President.

Roll Call: Members present: Don Tinker, President; Ron Phillips, Secretary; Yoshi Terada, Marianne Kamahele, Robert Daley, and Jane Buffington. Mike McMillan arrived a few minutes later. Nancy Cabral, Property Manager was also present.

Members Absent: Jesse Crawford and Walt Bell were unexcused.

Guests: Gary Jung, Gail Loefer, and Wendy Schaffer.

Approval of Agenda: After adding Activity Center Rental closing time to Unfinished Business, **Ron Phillips moved to approve the agenda as amended, seconded by Yoshi Terada, the motion carried unanimously.**

Approval of Minutes of August 9, 2000: **Yoshi Terada moved to approve the minutes of August 9 as written, Ron Phillips seconded, the motion carried unanimously.**

Visitors Time to Speak:

Gary Jung - Advised that when the budget was changed from hiring employees to contracting work, the 5% that should go to the equipment fund, was included with the contracting. It was \$35,000 in the first budget presented by Gary. He asks the Board to separate out the restricted Equipment Fund, and instruct the PM to deposit \$35,000 into that account. The President asked that the Board review the budget, and be prepared to discuss it at the next meeting.

Wendy Schaffer and Gail Loefer, representatives of *Hawaiian Academy of Arts and Science* Charter School, are here to answer any questions from the Board.

President Report: Don reported that the *Waters of Life* Charter School has not contacted us about locating in HPP. It was reported they have purchased a site in the Nanawale subdivision.

The *Hawaiian Academy of Arts and Science* Charter School is still looking at HPP as a site for their school. Information about their proposal was distributed to the Board. A building plan and plot plan has been developed, they are looking for input from the Hui Board. **Mike McMillian moved to form a committee of at least three members of the Hui Board to work on a contract/lease proposal with the HAAS Charter School, seconded by Ron Phillips, the motion carried unanimously.** Ron Phillips, Don Tinker, Mike McMillian and Robert Daley volunteered to be on the committee. The committee will present their draft at the next meeting.

There was further discussion regarding County and State legal requirements, the schools bylaws state; if we are dissolved, the assets of the school will be disbursed according to law. They are still giving input to the Legislators of how to make the system work better.



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Property Manager Report: Nancy distributed the Paradise Park Administrative Report dated September 13 & 14, 2000. The July financial statements were included. The Hui has a total of \$25,311 and the Roads have \$770,353 as of August 31, 2000.

As of September 5, there is a total of \$455,361 due. There are currently 326 liens in place.

Morgan Skye is being trained on the *Mtrack* program, the goal is to have the 2001 billing done on *Mtrack*. (Ron recommended to order the bills for the next billing on *SAM*.)

A list of tasks and office duties now being performed by the PM and office staff has been prepared.

Three people appeared in Court on September 7, an entry of default to remove the remaining 38 people from Civil 6595 was filed on September 12. Another Court date will be necessary.

It has been determined one of the people who appealed in Court owes legal fees to the Hui.

Ron questioned what our attorney has been doing in the case, Don has a file from Mr. Moran, he will pass it on to Ron. (Gary noted there is no response necessary by our attorney.)

We received a bid for \$24,000 for the kitchen exhaust system. As this bid is quite excessive, we are now checking with the State Health Dept. and County Fire Dept. regarding their requirements. Our insurance carrier indicated we needed to upgrade the system.

Helco asked us to share costs for a power line from Maku`u across 17th to a resident, we informed them we will not participate.

As the Conch indicated we now have e-mail, a large number of communications have been received, asking for a variety of information.

We have started driving through the entire park to identify businesses in HPP.

As the asphalt on the main roads is deteriorating further, we are accepting bids for asphalt overlay for Maku`u, Kaloli and Paradise Drive.

We have received two bids for tree trimming on Maku`u, Paradise, Kaloli and Shower. Any trees on Association property will be cut prior to asphalt work.

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.

The road to Hawaiian Home Lands was further blocked to prevent access onto HPP roads.

Gary questioned when past due accounts would be liened. The PM advised properties that owed over \$300 have had liens filed already. We now will start liening the properties whose latest billing will put them over the \$300 amount. Gary suggested filing summary judgments by going to small claims court, then we can garnish their bank accounts and wages. Gary requested the PM to ask the TMR - What do we need to do to go to small claims court? Can we do it? What are the steps to follow? Discussion followed about asking our attorney or TMR, settled on the TMR. The PM will ask the TMR for a written legal opinion on the ability for a summary judgment in small claims court for collection.

Nancy explained the timeline that was to be finished about February, will be delayed.

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Committee Reports:

Community Action Committee - Robert Daley explained the workshops that were to take place to discuss the zoning and master plan have not taken place. Robert will contact the Planning Commissioner again, for the status of the workshops.

Charter School Location Committee - Ron Phillips reported the committee showed all the properties available in HPP to the HAAS representatives. HAAS Charter School proposed the site on Maku'u between 15th and 16th. Gary Jung believed that parcel was set aside for government services. Mike explained our attorney reviewed the deeds, and it can only be used for educational or recreational purposes. Gary believed if HPP was rezoned, government services could exist on property designated for education or recreation. Ron suggested to revisit the HPP Master Plan.

Unfinished Business:

Court status - We will be getting another Court date for the three respondents.

Hui Attorney report on various activities - Mr. Okamoto is still reviewing.

Board appointment of liaison for Malamalama School - Ron Phillips volunteered. **Mike McMillian moved to appointed Ron Phillips as the Malamalama School liaison, Robert Daley seconded. The vote was 5 in favor, 1 abstained, the motion carried.**

Activity Center closing time - Jane noted with the AC closing at 8:00 p.m. we are losing money and customers by not renting out to a later time. Mike explained the noise problem has caused us to change the time.

We will not allow fireworks to be set off at the party on September 30.

New Business:

Status of Charter School - Done

Announcements: None

Adjournment: Jane Buffington moved to adjourn, Ron Phillips seconded, carried. The meeting was adjourned at 8:30 p.m.

Submitted by:

Lori Miner, Recording Secretary

Ron Phillips, Corporate Secretary

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MOTIONS LOG

Ron Phillips moved to approve the agenda as amended, seconded by **Yoshi Terada**, the motion carried unanimously.

Approval of Minutes of August 9, 2000: **Yoshi Terada** moved to approve the minutes of August 9 as written, **Ron Phillips** seconded, the motion carried unanimously.

Mike McMillian moved to form a committee of at least three members of the Hui Board to work on a contract/lease proposal with the HAAS Charter School, seconded by **Ron Phillips**, the motion carried unanimously.

Mike McMillian moved to appointed **Ron Phillips** as the Malamalama School liaison, **Robert Daley** seconded. The vote was 5 in favor, 1 abstained, the motion carried.

Submitted by:

Lori Miner, Recording Secretary

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