

Hawaiian Paradise Park Owners Association
Approved General Membership Meeting Minutes
February 23, 2025

1. Call To Order

Call to order by Karin Hoffman District 5 at 3:00pm

2. Determine if Quorum has been met

Larry Torres General Manager, confirmed

3. Introduction of Board of Directors

Karin Hoffman District 5, Teresa Bayne District 8, Darice Unick District 2, Jason Schillewaert District 1, Lanell Lua District 6.

4. Approve February 23, 2025 Membership Agenda

Patricia Ruppert motioned for discussion of a forensic audit. Point of order by Teresa Bayne District 8, new business must be submitted 3 days prior not 7 hours. **Patti Szot motion to approve Agenda. Jennifer Meyers second motion. Discussion with Patricia Ruppert on her motion, Karin Hoffman District 5 to clarify with the lack of a second Patricia Ruppert's motion died. Counters assigned: Lanell Lua District and Darice Unick District 2 Ayes - 49, Naves - 3, Abstain - 3 motion carries**

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

Lanell Lua District 6 votes for Jon Loehndorf to chair. Patricia Szot second vote.

Ayes - 56, Naves - 0, Abstain - 2 motion carries

Jon Loehndorf with introduction/background

6. Invite participants to Record and Live Stream Meeting (transparency is key)

Jon Loehndorf Chair, invites everyone to record meetings and anything that goes on. Proceed with Aloha.

7. Approve October 27, 2024, Draft Membership Meeting Minutes (see handout)

Karin Hoffman District 5 answered unnamed audiences' concerns over the last Recording Secretary's minutes and the responsibility of reviewing them.

Jon Loehndorf Chair motion to allow Patricia Ruppert to go through October 27, 2024 minutes and make necessary corrections to be presented at the next membership meeting in June. Joan Ohlmacher second. Gary Saito requested whomever reviews minutes to adhere to Robert's rules.

Ayes - 48, Naves - 4, Abstain - 6 motion carries

8. President's Report by Karin Hoffman

Karin Hoffman District 5 read through her president's report.

Karin Hoffman answered an audience request to clarify the cross streets. The avenues that the speed humps are going on are the numbered streets.

9. Treasurer's Report by Teresa Bayne

Teresa Bayne District 8 read through her treasurer's report.

10. GM Report by Larry Torres

Larry Torres read through his GM report.

Larry Torres also announced this to be his last membership meeting as he has submitted his resignation as GM. Cheers and applause from the attending crowd. **11. SPECIAL**

ORDER OF BUSINESS

a). Elect Members of the Nominating Committee

Jon Loehndorf Chair, noted in October the individuals signed up for it, but due to a meeting that ran long and lack of a quorum, they were given authority by the Board in a Board meeting to proceed.

Jon Loehndorf named individuals on the Nominating Committee. Debbie Skaggs, Patti Szot, Keith Redman, Jeannett Mason and Jennifer Meyers.

Jon Loehndorf Chair motioned them officially as the Nominating Committee, so that they may complete the job that they have started. Lanell Lua District 6 second.

Ayes - 64, Nays - 0, Abstain - 2 motion carries

12. Committee Reports:

a). Bylaws Committee

Ray absent. Teresa Bayne District 8 with brief report. Did not have quorum at the meeting in February and no meeting set for March.

b). Finance Committee

Teresa Bayne District 8 read the Finance report. Meeting monthly to review the association financial reports. Committee has had 2 resignations. Committee still meets requirements for the number of members. Proposed budgets to be done in March, but April is more likely.

c). HR Committee

Not present

d). Cultural Preservation Committee

Lanell Lua District 6 read the Cultural Preservation report, which included the archaeological study final report: recommendations from CPC to HPPOA Board as well as further recommendations to provide SHPD with a copy of the study and request assistance with obtaining an SIHP site designation for the site area.

e). Mail Park Beautification Committee

Patti Szot read the Mail Park Beautification report.

Question from a member if poisons are being used? Patti answered with as little as possible.

f). Nominating Committee

Debbie Skaggs read the Nominating Committee report.

13. Community Resource Report

Judy Houle read the Community Resource report.

Questions from members:

Zoom availability for the Wildfire Seminar? Karin Hoffman District 5, discussions will have to be done with Larry Torres GM.

Donations for the food pantry? Judy Houle, day of the event

Volunteers for the pantry? Judy Houle, 10:45am help with unloading and packaging of food till about 12pm

Any success with the use of Milestone on African Tulips? Judy Houle, yes but the problem is their root system.

14. Unfinished Business

a). Legal Update - Karin Hoffman

Karin Hoffman District 5 read the legal update which included updates on the 3 current cases.

Questions from member:

In case #3 Who is suing who? Karin Hoffman District 5, the former GM, is suing Leslie Blyth.

Do the residents have any say on if they support the cases and how their money is spent? Karin Hoffman District 5, No, because the insurance denied the claim because there is no coverage between the directors and employees when it comes to insurance. That is all she is allowed to say.

Regarding the mailboxes case, if the case is won by the other party, would all the mailboxes have to be pulled out and removed? Karin Hoffman District 5, that would be up to the judge.

So, it does not go to trial until June of 2026, yet we are still going forward with construction? Karin Hoffman District 5, yes. She filed to stop construction and the judge denied it and said construction could continue.

We have paid \$75K to defend ourselves so far with those 2 cases? Karin Hoffman District 5, yes. We could, if we won the case, sue her for coverage of our legal expenses. Which would be a Board decision.

So is it because of the hearing case that it is important that we use the microphone and we have made all of these changes? Karin Hoffman District 5, yes. And the poor sound quality of the zoom meetings is the reason why we have the microphones directly to the zoom now with closed captioning.

Rosa, has a problem with road fees being used for mailboxes. Karin Hoffman District 5 it is written in the bylaws that 5% of the road fees may be used for non-road use.

Discussion of the delay of trial and use of road fees for non roads. Karin Hoffman District 5, we have to get the mailboxes off of the main roads for safety reasons, that is how it is road related. The post office has refused to add any additional boxes on the main roads because of the safety of their employees and the safety of the users of the boxes. The board got legal advice for every decision that has been made. We will not debate this, this will be debated in court.

Brian Nogawa we were given a court date, but no time. Karin Hoffman District 5, I was not given a time.

Greg believes that the real problem is the tens of thousands of dollars being diverted because of the board having to fight frivolous lawsuits. The county should be held responsible to maintain the infrastructure of the community, called for residents to hold county representatives accountable.

Joan stated that at the townhall meeting in Pahoia, that representative told them that she is working with the USPS to get the mailbox situation resolved.

Jon Loehndorf Chair, the legal update and the mailbox updates are basically becoming one, so if we could allow Karin Hoffman District 5 to give her update on the mailboxes. Patricia Ruppert stated that the lawsuits are not frivolous. She also stated that she was told in person that the old mailboxes will get taken away and that the post office will not deliver the new boxes. That with the current sites being deed restricted land, that any landowner in the association has the right to sue. Jon Loehndorf Chair, stated that these are current cases and will not have a resolution until they are solved in a court of law.

b). Mailbox Parks Update - Karin Hoffman

Karin Hoffman District 5 read Mailbox Parks Update report.

Kale Gumapac is not opposed to the mailboxes, he is opposed to the desecration of burial sites. Went over some history and personal background. Advice to the board to move boxes to sites that do not have burial grounds and they are allowed to place them on without lawsuits.

Are you making a motion? Kale Gumapac, not making a motion, but to inform board members that we are prepared to file a lawsuit to stop the mailboxes here. Inspections done on sites were unacceptable.

If a burial site is not obvious do you have someone from the Hawaiian community that can go and check out? Kale Gumapac, yes we do.

Patti Szot, Kari will you post the information on the website. Karin Hoffman District 5, the letter from the post office is posted on the website.

Karin Hoffman District 5, the Keaau Post Office was involved in this until recently, everything was handled by Honolulu up until recently.

Patty Egan was at the meeting and please contact your Congressional Representative and let them know your concerns.

Jon Loehndorf Chair, called for the close of discussion on Unfinished Business.

15.New Business

a). Paving roads selection

Jon Loehndorf Chair went over the process. He suggested that the process be made that 1 mile is done by board selection and another mile done by a lottery. Discussion ensued over this topic.

Jon Loehndorf Chair, called for the close of discussion on Paving roads selection.

Jon Loehndorf Chair, called for a Straw Vote (Opinion Vote)

Having some kind of lottery for paving road selection.

Ayes - 42, Naves - 13, Abstain - no reason for

Not a Binding Vote

BOD in October will still pick roads.

b). Paving of Maku'u

Karin Hoffman District 5 read updates and rough estimates. Doing budget for next year and if needs to be added in it will be. Which will be included in the 2 miles of road paving for that year.

c). Forensic Audit discussion

Patricia Ruppert \$25K into a forensic analysis.

5:01pm pause meeting because the computer for zoom died.

Teresa Bayne District 8 called for a five minute recess to resolve the issue. Larry Torres GM plug in and test system and to announce to the zoom members of the five minute recess.

Jon Loehndorf to bring the meeting back into order at 5:06pm, check for quorum, with a count of 34. Have quorum

Patricia Ruppert to start over for zoom members. Asked for a report from the Board of the audit done. That the members should be allowed to review the audit because it is owed to the members. There is still a motion for an audit.

Karin Hoffman District 5 updated report on audit. Motion was made for \$50K to get audit done, 4 months later the auditor billed HPPOA \$60K and requested another \$50K to complete the audit. BOD requested the audit that was done and it was "jibberish". BOD decided not to pay the additional \$50K. At the membership meeting it was voted on not to continue with the audit at the added cost.

Jon Loehndorf Chair gave his opinion on how the audit was stopped.

Gary Saito requested that a plan be made on how to go forward with audit process.

Patti Szot made a motion to go with a regular audit system that has not found any problems and go from there. Jennifer Meyers second.

Checking for quorum, 32 count

We have a quorum and can discuss business. Business is done at the microphone.

Discussion ensued

Joan called for vote we have quorum

Jon Loehndorf Chair to move forward with motion that HPPOA will do it's audits with the company we hired to do our internal audits and that is the only audit to be done to our books.

Ayes - 39, Nays - 3, Abstain - 3 motion carries

16.Owner Input/Questions

Various statements are made

17. Announcements

a). The next monthly BOD meeting is the third Wednesday of the month, March 19, 2025 at 6pm in the HPPOA Outdoor Activity Center. b). The next scheduled Membership Meeting will be the last Sunday on June 29, 2025 at 3:00pm in HPPOA Outdoor Activity Center. 18.Adjourn Meeting

Teresa Bayne District 8 motion to adjourn meeting. Joan second. Meeting adjourn at 5:54pm

**Approved HPPOA General Membership Meeting
Motions Log Wednesday, February 23, 2025**

Patricia Ruppert motioned for discussion of a forensic audit. Discussion with Patricia Ruppert on her motion, Karin Hoffman District 5 to clarify with the lack of a second Patricia Ruppert's motion died.

*Patti Szot motion to approve Agenda. Jennifer Meyers second motion. Counters assigned: Lanell Lua District and Darice Unick District 2
Ayes - 49, Nays - 3, Abstain - 3 motion carries*

*Lanell Lua District 6 votes for Jon Loehndorf to chair. Patricia Szot second vote.
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Ayes - 39, Nays - 3, Abstain - 3 motion carries*

Teresa Bayne District 8 motion to adjourn meeting. Joan second. Meeting adjourn at 5:54pm

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:

12/4/21

Upon acceptance,



HPPOA Board Secretary

12-4-25

Date: