

Aloha,

Personnel: We are still reviewing resumes and doing more interviews for the GM Position. We are also beginning to review resumes for the Road Superintendent Position and will begin interviews soon.

Litigation: At this time, we have 2 active cases. A trial date for the Craig case has been set for June 2026. Patricia Ruppert has filed a lawsuit and our lawyers are answering.

Mailbox Keys:

We are still handing out keys for the 4th and Kaloli Mailboxes. They are in the Office and available from 8 a.m. to 3 p.m.

Easement Encroachment: We have begun sending out letters to property owners who are in violation of the HPPOA Corporate Policies, Land Use Policy 2. Easements along the roads belong to the Association. They need to be kept clear of personal property, plantings, trees, and permanent structures (i.e. Rock Walls).

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. This dumping is also taking some of the road crew away from their jobs to pick it up and dispose of it. We have spent over \$4500.00 in fees this year to get rid of this TRASH!!

Facilities:

- a. We are looking at doing termite mitigation in the Activity Center and getting quotes.
- b. In the process of cleaning out the Gutters of the office and shop.

One of our top priorities is Communications. Please check the Web Page periodically and join our Facebook Page that is up and running. 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

RS

***HPPOA Treasurer's Report
December 17, 2025***

Bank Balances as of the end of November 2025:

TOTAL Checking, Savings, Investments and Bond Reserve: \$7,583,609.49

TOTAL Accounts Receivables: \$3,368,829.53

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 11/2024 was \$3,118,281.01. The annual billing for this year was \$3,787,327.50. As of November 2025, we had a total of 7221 owners paid in full or 81.5%. 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, \$84,554.61 in August, \$67,801.66 in September, \$65,058.73 in October and \$70,691.47 in November for a total of \$3,768,491.59.

Allowance for Doubtful Accounts balance is: \$422,000.00. (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 31 property transfers during the month of ~~October~~ ^{November}.

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, 2025. 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.

RS

General Manager's Report
December 17, 2025
For the Month of November 2025

ROADS

Graded and widen 12 miles

Graveled 2 miles

Compacted 14 miles

Watered 7 miles

Mowing and easement trimming 408 miles of easement (both sidearms and both zero turns).

Filled corners/apron areas along Makuu and Paradise.

Removed 6 dead animals. Hauled 1.8 tons of rubbish.

Yellow Road reflectors were applied on Makuu and Paradise. Ongoing project, will continue as the schedule and availability of materials allow.

Working on signage on speed bump streets. Should complete in December (waiting on pol delivery).

Various pieces of equipment required repairs, and were out of service for several days. Cat motor was installed and core was returned. Reached out to Hawthorne for refund of core charge.

ADMIN

Correct Backboards have been received, and Paul has started working on getting them installed.

Still trying to source additional tables for activity center, ordered twice from Amazon, both times they canceled order due to shipping issues.

Continuing to organize old files, this will be an ongoing project, as it is very time-consuming and can not interfere with normal office activities.

Waiting on estimates to repair playground fence and to replace purlins on Activity center roof. Little to no interest for quoting the job. We may need to see if we can do this in-house or get volunteers to do the job.

Received quote for replacing roof on office, waiting on quote for Activity Center purlin work.

Obtained quotes for termite fumigation of the activity center.

Over the last 3 months Paul has stepped up and done a ton of facility maintenance and repairs that have been neglected or ignored. Everything looks better, works better, and we have a better idea of things that will need to be repaired or replaced in the next couple years. This has and will continue to save the association money.

Board of Directors meeting- Bylaws review for the month
Dec 17, 2025

Aloha everyone,
My name is Patti Szot and I am the chair of the bylaws committee.

At the General Membership meeting on Dec 14, 2025, I presented the bylaws changes the committee has made to the membership. It is unclear if quorum was maintained for the complete reading because when I wanted to proceed to the next part of my presentation, quorum was called and not met. In leu of the small number of members, I would like permission from the board to post the bylaws changes to HPPOAs website and Facebook page so that members can have the information to provide their input and attend the Jan 14, 2026 meeting where we will discuss the wording.

NO comment from Board

I also would like to extend an invitation to the Board of Directors to attend the Jan 14, 2026 bylaws meeting to include your input onto what like and don't like. To accommodate both committees, plus potential guests, I would like permission to hold the Jan 14, 2026 bylaws meeting in the activity center.

Mahalo
Patti

No comment from Board

RS

Policies & Procedures Committee Report

The committee continues to meet and work on updating existent policies and writing new ones. At our most recent meeting we finalized and approved 4 to be presented to the BOD.

Policy 2.1 Herbicide Use and Owner Opt-out

Policy 4.1 Investment Policy

Policy 4.2 Receiving and Disbursing Donations

Policy 4.3 HPPOA Procurement Policy

Our next meeting is Jan 6, 2026 at 1pm

Recommendation to the Board of Directors

Respectfully submitted by the Policies and Procedures Committee

Date: 12-9-25

The Policies and Procedures committee recommends that the Board of Directors adopt the following:

Policy 2.1 Herbicide Use and Owner
Opt-out

Chairperson Signature: Sevva Payne

Ayes: 3

Nay: 0

Abstain: 0

Hawaiian Paradise Park Owners Association

Policy Number 2.1 Herbicide Use and Owner Opt-out

Relevant Statutes, Ordinances or Association Governing Documents: Not Applicable

Purpose: This policy is to establish guidelines for the safe and responsible use of herbicides by the Hawaiian Paradise Park Owners Association (HPPOA) in the management of invasive or noxious vegetation along Association roadways, easements, and common areas.

Note: This policy also provides a procedure by which property owners may opt out of herbicide application adjacent to their property.

Details:

- 1) HPPOA may utilize herbicides approved for use by state and federal agencies to control invasive vegetation that poses a safety hazard, obstructs visibility, impedes drainage, or encroaches on Association rights-of-way.
- 2) Only products approved by the Hawaii Department of Agriculture and the U.S. Environmental Protection Agency (EPA) shall be used.
- 3) Spraying shall be conducted under weather conditions that minimize drift and runoff.
- 4) HPPOA will place signage on each street scheduled for treatment a minimum of 7 days prior to the commencement of herbicide spraying.
- 5) Property owners have the right to opt out of herbicide spraying adjacent to their lot by clearly designating their property boundaries with **"No Spray"** signage.
- 6) Property owners who do not wish herbicides to be applied along the frontage of their property must maintain the area adjacent to their property in a safe and weed-free condition. If vegetation in a no-spray zone becomes hazardous or obstructive and is not maintained, HPPOA will perform mechanical clearing and apply herbicide as needed, after written notice.
- 7) HPPOA will make reasonable efforts to honor all properly marked no-spray areas. However, failure to properly post or maintain "No Spray" signs may result in inadvertent herbicide application, for which HPPOA assumes no liability.

Responsibilities:

- 1) The Roads Superintendent, or their designee, shall ensure that all employees are trained to observe and honor "No Spray" signage.
- 2) Road Crew employees must be trained in proper safety procedures prior to applying herbicides.

Review: This policy shall be reviewed annually by the Board of Directors and may be amended as needed to reflect best practices or changes in applicable laws or environmental standards.

HPPOA Policy 2.1 Herbicide Use and Owner Opt-out

Adopted Date:

Amended Date:

Review Date:

Ver 2

Recommendation to the Board of Directors

Respectfully submitted by the Policies and Procedures Committee

Date: 12-9-25

The Policies and Procedures committee recommends that the Board of Directors adopt the following:

4.1 Investment Policy

Chairperson Signature: Jessica Payne

Ayes: 3

Nay: 0

Abstain: 0

Hawaiian Paradise Park Owners Association

Policy Number 4.1 – Investment Policy

Relevant Statutes, Ordinances or Association Governing Documents: HPPOA Bylaws Article VIII Sec 11 and HPPOA Bylaws Article IX Sec 5.

Purpose: This Investment Policy is to establish a clear set of guidelines for the investment of HPPOA funds. These guidelines are designed to ensure that investments are made in a manner that prioritizes safety of principal, liquidity, and yield, while maintaining a low risk profile consistent with the Association's financial objectives.

Details:

Investment Objectives

The primary objectives of HPPOA's investment activities are as follows:

1. **Preservation of Capital:** To ensure the safety of the principal investment, with the aim of minimizing risk to the Association's funds.
2. **Liquidity:** To maintain adequate liquidity to meet operational needs and capital requirements.
3. **Stable, Low-Risk Returns:** To seek moderate returns that are consistent with low-risk investments while avoiding speculative ventures.

Permitted Investment Instruments

The HPPOA will only invest in the following types of low-risk, highly liquid instruments:

1. **U.S. Government Securities:** Bonds, Treasury bills, and other obligations issued by the U.S. government, including agency securities.
2. **Certificates of Deposit (CDs):** CDs with a minimum rating of A from a recognized credit rating agency, issued by federally insured financial institutions, with a maturity not exceeding 3 years.
3. **Money Market Funds:** Funds that invest in short-term, highly liquid instruments and are managed by reputable investment firms, provided the underlying assets are high-quality, short-term debt securities.

Investment Restrictions

The following restrictions apply to the investment of HPPOA funds:

1. **No Speculative Investments:** HPPOA funds shall not be invested in high-risk securities, such as equity stocks, derivatives, options, commodities, or foreign currencies.
2. **Credit Quality:** No investments shall be made in securities rated below "A" by a recognized credit rating agency, except for U.S. Treasury securities.
3. **Maturity Limits:** All investments should have a duration not exceeding 3 years to minimize exposure to interest rate risk.
4. **Diversification:** Investments must be diversified to avoid significant exposure to any one issuer, sector, or industry.

5. **No Foreign Investments:** HPPOA funds shall not be invested in foreign securities or foreign government bonds.

Authorized Financial Institutions

Investments shall only be made through banks, credit unions, brokerage firms, or other financial institutions that are insured by the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Administration (NCUA).

Liquidity Requirements

The investment portfolio should be managed in a manner that ensures the availability of sufficient liquidity to meet the financial needs of HPPOA. As such, a portion of the funds should be invested in highly liquid instruments like money market funds and short-term Certificate of Deposits.

Monitoring and Reporting

1. **Investment Oversight:** The Treasurer shall oversee the Association investments, and will monitor the performance of the investment portfolio, ensuring compliance with the investment policy.
2. **Regular Reports:** The Treasurer shall provide the Board of Directors with quarterly reports on the performance of the investment portfolio, including a summary of holdings, performance relative to benchmark indices, and any recommended adjustments.
3. **Review of Investment Policy:** The Investment Policy shall be reviewed annually each July by the Board to ensure that it remains aligned with the HPPOA's financial goals and objectives.
4. **Conflict of Interest:** Board members or officers making investment decisions must disclose any conflicts of interest that may present a personal or financial conflict with their responsibilities.

Responsibilities: The Treasurer shall review and submit proposed modifications to the Board of Directors.

Review

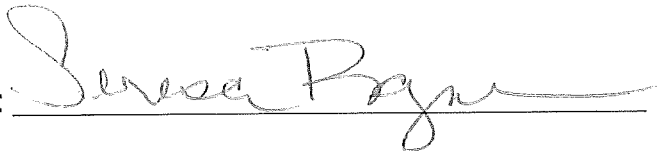
This policy shall be reviewed Annually by the Treasurer and Policy & Procedures Committee for proposed modifications or any improvements or updates to HPPOA Bylaws Article VIII Sec 11 and HPPOA Bylaws Article IX Sec 5.

Recommendation to the Board of Directors
Respectfully submitted by the Policies and Procedures Committee

Date: 12-9-25

The Policies and Procedures committee recommends that the Board of
Directors adopt the following:

Policy 4.2 Receiving & Disbursing
donations

Chairperson Signature: 

Ayes: 3

Nay: 0

Abstain: 0

Hawaiian Paradise Park Owners Association

Policy Number 4.2 - Receiving and Disbursing Donations

Relevant Statutes, Ordinances or Association Governing Documents: Not Applicable

Purpose: To insure a standardized process for Receiving and Disbursing Donations.

Details:

- 1) Donations must be received in the office, or at events authorized by the BOD, in order to be properly receipted. Donor is provided with the original receipt, a copy is retained with the payment, for administrative purposes.
- 2) Office staff processes monies received in accordance with normal HPPOA procedures.
- 3) Donations shall be entered into accounting software, into the correct NON-ROADS INCOME sub-accounts, and reported to the BOD on the financial statements for the month they are received. The BOD will notify the chairperson of any committee receiving a donation during the period of the amount of each donation, and the total amount available to that committee in donations. This notification may occur at a BOD meeting, or via e-mail communication.
- 4) All donations received in cash or check must be deposited in the NON ROADS checking account within five (5) business days. No credit card donations will be accepted.

Disbursement of Received Donations:

- 1) A committee may request disbursement of donated funds, both from those specific to that committee, as well as from General, Non Restricted Donations.
- 2) Committees shall determine need through a vote at a committee meeting, where the proposal receives a simple majority of the vote, provided a quorum is present.
- 3) Requests for disbursement shall be submitted to the office, with a signed statement from the committee chairperson indicating the number of votes for and against the proposal, the amount requested, and the approved supplier of the service or item.
- 4) Office staff shall process the request for disbursement in accordance with HPPOA policies and procedures.

Review

This policy shall be reviewed Annually by the Treasurer and Policies and Procedures committee for any improvements or updates.

HPPOA Policy 4.2 Receiving and Disbursing Donations

Adopted Date:
Ver 2

Amended Date:

Review Date:

Recommendation to the Board of Directors
Respectfully submitted by the Policies and Procedures Committee

Date: 12-9-25

The Policies and Procedures committee recommends that the Board of
Directors adopt the following:

4.3 HPPOA Procurement Policy

Chairperson Signature: Seresa Bayn

Ayes: 3

Nay: 0

Abstain: 0

Hawaiian Paradise Park Owners Association

Policy Number 4.3 – HPPOA Procurement Policy

Relevant Statutes, Ordinances or Association Governing Documents: HPPOA Bylaws Art. XI

1. Purpose:

It shall be the policy of HPPOA to conduct procurement of the goods and services necessary to carry out its operations in a manner that is cost-efficient and to the maximum extent practical, allows for free and open competition.

2. Scope:

The requirements of this policy and its procedure shall be fully applicable to all directors, officers, employees, and agents of HPPOA.

3. Standard of Conduct:

This Standard of Conduct shall govern the performance, behavior, and actions of HPPOA, including Board members, employees, volunteers, or agents who are engaged in any aspect of procurement, including - but not limited to - purchasing goods and services; reviewing and awarding contracts; or the administration and supervision of contracts.

- a. No director, officer, employee, or agent of HPPOA shall participate in the selection, award, or administration of a bid or contract if a Conflict of Interest is real or apparent, as defined in HPPOA's Bylaws. As per HPPOA's Conflict of Interest Policy, potential conflicts of interest shall be disclosed as soon as possible in the bid or contract process.
- b. No director, officer, employee, or agent shall either solicit or accept gratuities, favors, or anything of monetary value over \$5 from contractors or potential contractors.
- c. Failure to comply with the Standards of Conduct or the requirements of this Policy and Procedure may result in disciplinary action.

4. Procedure:

A. Approval of Purchases and Contracts:

As a means of avoiding unnecessary or duplicate purchases of goods and services, processing and approval shall be centralized and made the responsibility of the Association General Manager, subject to the following limitations:

1. The Association General Manager shall be authorized to approve the purchases of goods and services having a value of \$2,500.00 or less.

2. Purchases and contracts having a value of more than \$2,500.00 shall require approval of the Board of Directors, unless pre-approved in the operating budget.

B. Competitive Proposal Requirements:

1. Purchase of goods and services having a value of \$25,000 or less.
 - a. Competitive proposals are not required.
2. Purchase of goods and services having a value of more than \$25,000.00.
 - a. Requests for Quotes (RFQ) or Requests for Proposals (RFP) must be sought for goods and services exceeding \$25,000.00.
 - b. At least 3 written bids or quotes must be sought. Complete bid proposals must be submitted on or before the return date and time specified for bid opening.
 - c. When the purchase of goods or services includes contract work, RFQs or RFPs shall be delivered sealed and opened only in executive session.
 - d. Record shall be maintained showing:
 1. The description of the goods or services sought.
 2. The providers contacted and their offering.
 3. The basis upon which the purchase or contractor was selected, and an evaluation and cost analysis justifying the recommendation as to selection, and approval of the Board of Directors. This is particularly important when an award is made to a contractor whose bid price was not the lowest offered.
 - e. Bids should be sought from a number of sources.
 1. RFQs or RFPs shall be posted to the HPPOA webpage.
 2. Bids may be solicited directly from companies and individuals known to provide the type of work or goods sought.

C. General Requirements:

1. Whenever bids or price quotations are solicited, a clear and accurate description of the technical requirements of the items or services required shall be provided whether verbally or in written form as specified herein. Such a description shall not contain features which unduly restrict competition. Brand names or equal descriptions may be used to define the performance of other salient requirements of the items being sought.
2. Contacts shall only be made with responsible contractors who possess the potential ability to perform successfully under the terms and conditions of the proposed contract. Consideration shall be given to such matters as contractor integrity, record of past performance, financial and technical resources, or accessibility to other necessary resources.
3. Awards shall be made to the entity whose bid/quote is responsive to the solicitation and most advantageous to HPPOA (price, quality, and other factors considered).
4. All contractual agreements must be appropriate to the type of item or service being procured and promote the best interests of HPPOA. Cost plus a percentage of cost shall not be used.

5. All purchases shall be verified to ensure that the type, quantity, and quality of the items are as specified. Services provided by contract shall be carefully monitored to ensure that all terms and conditions are met and that the quantity and quality of the services are performed as specified.
6. A bid may be rejected when it is in HPPOA's interest to do so.

Review:

This policy shall be reviewed Annually by the Policies and Procedures committee for any improvements or updates.

NC Board update Dec 17th. 2025

Good evening, Board of Directors.

My name is Debbie Skaggs and I am this year's Chair of the Nominating Committee (NC).

Our first meeting was on Nov. 20th, after the BOD approved the NC as an Ad Hoc committee. We elected a Chair, Vice-chair, and Secretary, agreed to our future meeting dates and times, and started looking at the tasks and timelines ahead of us.

We met on Dec. 4th where we worked on updating the BOD Candidate consideration forms along with the January flier to make them all clearer and consistent. Once the updates are agreed to and approved by the NC we will send copies to the Board Vice President to reach out for Board approval.

We have also been working on signs and banners to put around HPP to advertise the open District positions. We have a \$1K budget which we will stay within.

Our next meeting is tomorrow, Dec 18th. We meet twice a month on Thursdays.

Any questions?

Thank you and the members of the NC are:

Trudie Andrews
Shauna Cordero
Jennifer Meyers
Keith Redman
Debbie Skaggs

Raymond D. Holybee

15-2052 4th Ave.
Keaau, HI 96749

December 17, 2025

Board of Directors & Members
Hawaiian Paradise Park Owners Association

Dear Friends and Neighbors:

I cannot continue to participate as a member of the Bylaws Committee, or the Human Resources Committee.

Therefore, I tender this resignation from these to the Board of Directors, please provide a copy to the Membership.

Thank you,


Raymond D. Holybee

John Proctor

5m report poison,

Aloha Members of the Board and Members of the Community,

My name is Robin Leimomi Proctor, and I am a homeowner in HPP.

We are formally requesting that the Board consider and adopt a motion to form a Weed Management Committee.

The purpose of this committee would be to review current weed control practices along HOA roadways, including the use of herbicides, and to evaluate non-toxic alternatives for managing Guinea grass and cane grass in a way that protects community health, environmental resources, soil health, and the legal interests of the Association.

Round up custom

We are requesting that the Weed Management Committee include at least

- one sitting Board member
- and 2-3 HOA landowner members from the community. → OHA moku council moku o keawe

The scope of the committee would include:

- reviewing current weed management practices and policies;
- evaluating non-toxic alternatives used by other communities and municipalities locally and globally;
- considering impacts to residents, pets, workers, groundwater, and coastal waterways;
- reviewing cost, labor requirements, effectiveness, and long-term sustainability;
- and providing written recommendations to the Board and the HOA membership within a defined timeframe, such as 60 to 90 days. → Aha moku council moku o keawe

The goal of this committee is not to delay necessary maintenance, but to ensure that weed management decisions are made transparently, responsibly, and with meaningful owner participation.

Given the level of concern expressed by residents regarding herbicide use, and the potential health, environmental, and liability implications for the Association, forming this committee is a reasonable and prudent step for the Board to take.

At this time, we respectfully request that a Board member make a motion to form a Weed Management Committee as described.

Thank you for your time and consideration.

Round Up Custom

- Aerial + Terrestrial use

mins / Dead ends / Top to 10th / Ground H2O Test → Aquatic →

Owner input-Patti Szot

I want to talk about Policy 1.2 Good Standing for voting in District elections which was very quickly read at the Nov Board meeting.

A policy, according to Webster, is a deliberate system of principles, guidelines, or a statement of intent adopted by a governance body to guide decisions and achieve specific outcomes. It is to provide a framework for consistent action, influence behavior, and achieve organizational or social goals. Policy is not legally binding outside of HPPOA and **is not** a legal document. It's just made up by the organization. Policies MUST follow federal, state, county laws AND THE BYLAWS. HPPOA Policy 1.2 even states that at the beginning.

Voting for district representative as well as voting at these General membership meeting and for bylaws changes require a lot owner to be what's called "GOOD STANDING". Policy 1.2 under details #2 indicates how they define "Good Standing". The really big problem with these statements, particularly policy 2a) is it doesn't agree with "Good Standing" as defined by our bylaws in Article VI, section 2.

Article VI, section 2 reads:

"All membership rights with the Association are contingent upon payment in full to the Association of all assessments due including Road Maintenance assessment and special assessments, and compliance with Association Bylaws and policies."

Policy 1.2 under details 2a adds that these assessments need to be paid by April 1st. The Bylaws for Good Standing does not give a date and the whole of policy 1.2 is contingent on payment by April 1st. Policy 1.2 is completely incorrect in its definition of "Good Standing". They go even further to incorrectly interpret the bylaws by stating in #4 under details: "Restoration of Good Standing, that even if owner pays their assessment fees after the April 1st deadline, for example on April 2nd, they still will not be able to vote in districts elections that year". This is a clear violation of the Bylaws, they have altered the definition of "GOOD STANDING" without a vote of the membership that is required to amend the bylaws.

Now I get it, at some point in time the definition, as described by the bylaws, needs to be used to establish a list to mail ballots for district representative, and even bylaws changes. The process for preparing ballots for district representative is described in Article VIII, section 5 Election, particularly 5d and 5f. According to 5f: "The date of this election is the first business day of June". According to 5d: Ballots need to be mailed "at least 30 days prior to the date of the election" which is the first business day in June. This means sometime at the beginning of May (30 days before the first business day of June) ballots should be mailed. Let's say it takes 2 weeks (14 days) to prepare (which plenty of time) to prepare ballots for the districts that will have voting, because it typically isn't all 9 districts. So, to be liberal, a list of members COULD be prepared in these 14 days to prepare for printing ballots. Policy 1.2 indicates it only requires a day to make this list so it **Could** be made the day before printing of the ballots for mailing. The way policy 1.2 is **now** written is that even if you, an owner, pays all their fees between April 2 to let's say 14 days before the ballots are printed to be mailed, there is about 45 days, this policy

will deny you the right to vote for a district representative, if yours is up for a vote in June. Preparing the list of member that are not in "Good Standing" **just before the printing of ballots to be mailed is following all of the bylaws as they stand.**

This policy clearly needs to be rewritten to follow the bylaws and to address this important voting process but it also needs to address the other different voting processes that occur here in HPPOA including voting for bylaws changes. The process described above could work for this, but the bylaws does not state dates for when voting should occur or hoe many days before voting the ballots need to be done. With the voting on bylaws changes done in June of this year a date was picked when bylaws were fulfilled and we applied the 30 day rule. For General Membership meetings when voting occurs – Good Standing list could be generated on the Friday before the three Sunday General Membership meetings are held.

JULIE RICE

What type of herbicide is being sprayed currently?

ROUND UP

How many miles of roads have been sprayed?

Do you plan to do any kind of ground water testing to make sure this isn't ending up in peoples' drinking water?

Why isn't this information in the GM report?

According to last fiscal year's Profit & Loss statement, the Association had over \$150,000 in legal expenses. The subject matter of the lawsuits has little or nothing to do with road maintenance. How do you justify paying 100% of the Association's legal fees out of the restricted road fee account?

I took a look at the ending balance in the non-roads account as of the end of the last fiscal year. It was at \$326K, and that appears to include the \$100K "General Fund Compensation" for last fiscal year. Looking at the YTD P&L for September 2025, I saw a net loss of approximately \$70K (\$17.5K - \$87K) attributed to non-roads activities. This includes that \$75K that I guess was used to change the mail park deeds after the fact. My question is: How does the September balance sheet show that there's \$354K in non-roads based on those numbers? \$326K minus \$70K does not equal \$354K.

Community Event Proposal

Event Title

Community Market & Giveback Day

Overview

The Community Market & Giveback Day is a community-centered event designed to support local small businesses, create meaningful family-friendly experiences, and strengthen connections within the Hawaiian Paradise Park (HPP) community and surrounding areas. This event will provide curated vendor opportunities for local entrepreneurs while incorporating interactive activities, community engagement elements, and partnerships with local organizations. The goal is to create a welcoming, inclusive environment that celebrates local talent and highlights the strength and diversity of the HPP community.

Purpose & Goals

- Support local entrepreneurs, with an emphasis on those within the HPP community
- Create a family-friendly gathering that encourages residents to shop and support local
- Foster collaboration between small businesses, community organizations, and partners
- Give back to the HPP community through outreach efforts, donations, or sponsored activities

Target Audience

- Residents and families within the HPP community
- Local small business owners and makers
- First-time and emerging entrepreneurs
- Community partners and supporters

Proposed Event Details

Date: To be determined

Time: To be determined

Location: Within or near the HPP community

Estimated Attendance: 100–300 attendees

Event Components

- Local vendor market featuring handmade goods and small businesses
- Family-friendly activities and interactive experiences
- Community giveaways or raffles
- Informational tables from community partners
- Music or light entertainment, as appropriate

Community Impact

This event is intended to increase visibility and income opportunities for HPP-based small businesses, strengthen relationships among residents and community organizations, provide an accessible and positive space for families to gather, and encourage long-term community engagement and collaboration within HPP.

Partnership Opportunities

Partnership opportunities may include event sponsorship or in-kind contributions, support for vendor participation and community activities, and providing giveaways, educational resources, or engagement experiences. Partners will be recognized through event signage, promotional materials, and social media acknowledgment.

Why This Event Matters

Hawaiian Paradise Park is a vibrant and growing community with a strong network of families and small businesses. Creating a dedicated space to highlight local entrepreneurs and bring residents together supports economic growth, community pride, and meaningful connection.

Next Steps

We welcome the opportunity to discuss potential partnerships or sponsorships, event logistics and collaboration opportunities, and alignment with shared community goals.

Points of Contact

Primary Contact:

Janaire Francisco-Kaleleiki
Phone: (808) 304-4450 →

William Kaleleiki JR

Secondary Contact:

Sheena Pinnow
Phone: (808) 217-7874

Budget Adjustments

5206 Tree Removal – DECREASE \$5,000 from \$60,000 to \$55,000 - No

5522 Rental Storage Unit – DECREASE from \$5,200 to \$2,600

5710 Auditing & Accounting - DECREASE \$14,000 from \$57,000 to \$43,000

Total DECREASES \$24,200 ~~\$24,200~~ #16,600.00

5040 Road Striping/Marking– Increase by \$5,000 from \$10,000 to \$15,000

5535 Office Supplies – Increase by \$5,000 from \$12,000 to \$17,000

5740 Elections – Increase \$2,000 from \$1,000 to \$3,000

Total Increases \$12,000

Net Expenses DECREASE by ~~\$12,200~~ 4600.00

RESOLUTION 2025-04
HAWAIIAN PARADISE PARK OWNERS ASSOCIATION

RE: 2025-2026 recurring monthly payments
Adopted: December 17, 2025

At the regular meeting of the Board of Directors (the "Board") of HAWAIIAN PARADISE PARK OWNERS ASSOCIATION (HPPOA), a Hawaii non-profit corporation, held on December 17, 2025, pursuant to due call and notice, with quorum present, the following resolution was duly moved, seconded, and passed with _____ directors voting to approve this resolution and _____ directors abstaining or nays.

WHEREAS, on the advice of the auditors, CARBONARO CPA's, this resolution will provide approval of payment on recurring monthly payments listed below.

Transaction	Type	Source Account	Amount	Frequency
Alarm Billing (Office/Shop Alarm)	EFT	1061 · Bank of Hawaii:1062 · Bank of Hawaii Roads Acct #7683	43.92	MONTHLY
Child Support Enforcement Agency	BILL - CHECK	2010 · Accounts Payable	164.54	BI-WEEKLY
Hawaii Gas	BILL - CHECK	2010 · Accounts Payable:2013 · Non-Roads Accounts Payable	13.19	MONTHLY
Hawaiian Telcom	BILL - CHECK	2010 · Accounts Payable	134.86	MONTHLY
KAISER PERMANENTE	BILL - CHECK	2010 · Accounts Payable	VARIES	MONTHLY
Net2Phone PBX	EFT	1061 · Bank of Hawaii:1062 · Bank of Hawaii Roads Acct #7683	270.56	MONTHLY
Pacific Pro-Tech Services	BILL - CHECK	2010 · Accounts Payable	192.67	MONTHLY
Pitney Bowes Global Financial	EFT	1061 · Bank of Hawaii:1062 · Bank of Hawaii Roads Acct #7683	607.28	QUARTERLY
BICOH	BILL - CHECK	2010 · Accounts Payable	VARIES	QUARTERLY
Spectrum Business (Mobile Phones)	EFT	1061 · Bank of Hawaii:1062 · Bank of Hawaii Roads Acct #7683	72.22	MONTHLY
Spectrum Business (Internet/Phone)	EFT	1061 · Bank of Hawaii:1062 · Bank of Hawaii Roads Acct #7683	175.00	MONTHLY
Terminix	BILL - CHECK	2010 · Accounts Payable:2013 · Non-Roads Accounts Payable	209.42	MONTHLY

Big Island Disposal 418.85

BE IT FURTHER RESOLVED, that no further approval be required for the payment of these monthly invoices so long as the amounts stay the same or less.

Accepted and agreed as of December 17, 2025.

Jon Loehndorf
Board Member, President

Record of Votes of Resolution 2025-04:

Director	Yes ("Aye")	No	Abstain
Jason Schillewaert	X		
Teresa Bayne	X		
Paul Derbyshire	X		
Molly Suarez			
Kari Hoffman	X		
Naomi Hirayasu	X		
Mimi Hafele	X		
Jon Loehndorf	X		