

General Manager's Report
January 21, 2026
For the Month of December 2025

ADMIN

Have not received the quote for the playground fence as of 1-14, have reached out to see when they will be sending it.

Still holding Office roof replacement quote. We should decide if this is a project we want to proceed with or let the contractor know we are going to wait.

Roof contract unable to provide a quote for replacing the damaged purlins on the Activity Center. He was unable to get an ironworker to quote the job. If this is something we want to pursue, we need to find our own ironworker(s) for bids. We may need to proceed with replacing the entire roof to get the work done.

Obtained quotes for termite fumigation of the activity center. Again, we should decide if we want to proceed, or do something different (spot treat, replace damaged areas, etc).

I reached out to 5 tree trimming contractors and requested bids for Kaloli. I have given the sealed bids to Jon.

There was a hazardous material spill at the corner of Paradise and 1st, caused by a well drilling company truck. I reported it to Hawaii Environmental Emergency Response and to the EPA National Response Center. The spill was cleaned up by the drilling company, and no further action other than watching the asphalt for signs of degradation are required of HPPOA.

Spoke with and met with SHPD regarding field fence. Emailed you Trayven's response. Said if we want to install posts and drill, that we need to drill the holes, and then call them for an archaeologist to come do an inspection. If we want to place ecology blocks using the backhoe to place them, we can do that, we just have to stay outside the buffer. If we need to get inside the buffer (we don't) we would need to create a design plan and submit it to SHPD for a variance. The cost for the ecology blocks is \$185 plus tax each, and we would need approximately XXXXX of them.

Spoke with DNLR regarding easement mowing and maintenance fronting the 31 acre parcel. They state we absolutely may work in the 10' easement, including mowing, weed whacking, tree trimming, poisoning, etc. We will continue to do easement maintenance when necessary.

Unable to get Hawthorne to respond to the office about the core charge. Santos and/or I will be making a trip to go in and speak with someone in person (this may have been done before the meeting) to find out what is going on.

On January 9, we started printing the billing statements and reports that have to be mailed. Everything will be mailed before the deadline of January 31.