

Aloha,

Personnel: We are currently reviewing resumes and doing 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. We have a Mediation Request from Patricia Ruppert the Board is Reviewing.

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.

Facilities:

1. We have installed a Container in the Shop Yard for Storage of files.
2. Shop was painted by Paul Derbyshire
3. Office Roof was cleaned and walls power washed.

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

HPPOA Treasurer's Report
November 19, 2025

Bank Balances as of the end of October 2025:

TOTAL Checking, Savings, Investments and Bond Reserve: \$7,624,009.82

TOTAL Accounts Receivables: \$3,400,556.53

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 10/2024 was \$3,156,621.33. The annual billing for this year was \$3,792,112.50. As of October 2025, we had a total of 7177 owners paid in full or 81%. 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 and \$65,058.73 in October for a total of \$3,697,800.12.

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 37 property transfers during the month of October.

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, 2024. 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.

General Manager's Report
November 19, 2025
For the Month of September 2025

ROADS

Graded, compacted 28 miles

Graveled 2 miles

Watered 142 miles

Mowing and easement trimming 580 miles of easement (both sidearms and both zero turns). The Challenger sidearm was out of service for most of the month but has been repaired and is currently back in service.

Removed 3 dead animals. Hauled 2.11 tons of rubbish.

Painted Stop bars on Kaloli from 1st to 22nd, and Paradise 1st to 4th. This is an on-going project and will be continued as the schedule allows.

Calcium chloride was applied to the Makuu dead end, 1st to 33rd.

Various pieces of equipment required significant repairs, which have been completed or parts are on order. The motor is being installed in the CAT backhoe and we will be able to return the core and get the core charge of \$4800 back.

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

ADMIN

Continue to send out Land Use (easement) violation and Restricted Driveways notices.

DOT certificate has been sent for renewal, it will take approximately 4 weeks to get the certificate back.

1 backboard has been received, waiting for the other to arrive before installation.

Roof on the bus stop in front of office has been removed

Have been trying to get the files organized and old stuff into storage

Shipping container was delivered and set up, all files in off-site storage have been moved on-site and the storage units were canceled

The electrical repairs for the shop as mandated by HELCO have been arranged, and the contractor will be applying for the permit. May take as long as 4 months for permit to be issued. Engineered plans had to be submitted, and that work will be on the electrical contractor's invoice. The total for all work is \$5500.

Waiting on estimates to repair playground fence and to replace purlins on Activity center roof. Obtaining quote to replace office roof.

Paul cleaned and patched the shop siding, cleaned the gutters, and repainted the building. He has also cleaned the office siding, and he will be painting it sometime in December when he gets back on island.

Additional tables and chairs have been ordered for the activity center and will be placed into service as soon as we can get them stenciled.

The mailing for the upcoming Special Membership meeting has been completed. A big thank you to Paul, Jon, and Kari for working on this with the office staff. We started on Friday and finished on Tuesday.

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

Date: 11-11-25

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

Policy 1.1 Mailing dates for Notices

Chairperson Signature: Jeresa Bayne

Ayes: 3 Bayne, Hoffman, Skaggs

Nay: 0

Abstain: 0

Hawaiian Paradise Park Owners Association

Policy Number 1.1 Mailing Dates for Notices

Relevant Statutes, Ordinances or Association Governing Documents: HRS 414D-107, HRS 421J-3.5, 421J-9, HPPOA Bylaws (Aug 25) Art XI Sec 2

Purpose:

The purpose of this policy is to establish clear and consistent procedures for determining the dates by which official notices of meetings, elections, and other Association business must be mailed to members, in compliance with the Association's governing documents and applicable law.

Note: Notifications for this policy are in the form of USPS or email. Additional notifications may include postings to the HPPOA Website and/or HPPOA Facebook page.

Details:

- 1) Notice of General Membership meetings shall be provided to all Members at least 14 but no more than 60 days prior to the meeting date. The following dates/days were selected to fall within the 14-60 day parameters, considering USPS and Association holiday and weekend closures.
 - a) Notice for the General Membership meeting in February shall be included with the Annual Billing Notice and be mailed or emailed no later than January 31 each year.
 - b) Notice for the General Membership meeting in June shall be mailed or emailed no earlier than the first Friday in May but no later than the second Friday in June each year.
 - c) Notice for the General Membership meeting in October shall be mailed or emailed no earlier than the Tuesday following Labor Day but no later than the second Friday in October each year.
- 2) Notice of Road Assessment increases shall be mailed or emailed no later than December 1 of each year.

Responsibilities:

- 1) The **Secretary** of the Association, or their designee, is responsible for ensuring timely preparation and mailing of all notices.
- 2) The **Board of Directors** is responsible for approving the Mailing Dates for other Notices when required.

Review

This policy shall be reviewed Annually for any improvements or updates to HRS 414D-107, HRS 421J-3.5, HRS 421-9, or the Association bylaws.

HPPOA Policy 1.1 Mailing Dates for Notices

Adopted Date:
Ver 3

Amended Date:

Review Date:

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

Date: 11-11-25

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

Policy 1.2 Good Standing For Voting in
District Elections

Chairperson Signature: Jeresa Bayne

Ayes: 3 Bayne, Hoffman, Skaggs

Nay: 0

Abstain: 0

Hawaiian Paradise Park Owners Association

Policy 1.2 – Good Standing for Voting in District Elections

Relevant Statutes, Ordinances or Association Governing Documents: HPPOA Bylaws Amended and Restated Aug 20, 2025 Art VI Sec 2 and Sec 3

Purpose:

This policy establishes the requirements for property owners to maintain “Good Standing” status as defined by the HPPOA Bylaws Art VI Sec 3 and outlines the effect of that status on eligibility to vote in district elections.

Details:

- 1) Annual Road Maintenance Fees
Road Maintenance Fees are assessed annually to each lot within Hawaiian Paradise Park. These fees are **due and payable in full by the close of business on or before April 1 of each calendar year.**
- 2) Determination of Good Standing for Voting in District Elections
 - a) An owner/member is considered to be in **Good Standing** when all assessments, fees, and other financial obligations owed to HPPOA are paid in full by the due date.
 - b) On **April 2 of each year**, or the next business day if April 1 falls on a Saturday or Sunday, HPPOA shall generate the **Good Standing List** based on payments received and posted as of April 1.
- 3) Loss of Good Standing
 - a) Failure to pay all assessments, fees, and charges by **April 1** shall result in immediate loss of **Good Standing** status.
 - b) Any lot that is **not in Good Standing** as of the date the list is generated shall be ineligible to vote in any **district elections**.
- 4) Restoration of Good Standing:
 - a) Once all outstanding fees, assessments, and charges are paid in full, the owner's **Good Standing** status will be reinstated; however, reinstatement after April 2 shall not retroactively restore voting eligibility for that year's district election cycle.

Responsibilities:

- 1) The **General Manager** of the Association, or their designee, is responsible for ensuring that the Good Standing list is generated on April 2 or the next business day if April 1 is a Saturday or Sunday.

Review:

This policy shall be reviewed Annually for any improvements or updates to HPPOA Bylaws Amended and Restated Aug 20, 2025 Art VI Sec 2 and Sec 3.

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

Date: 11-11-25

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

Policy 1.3 Numbering and Posting
Resolutions

Chairperson Signature: Jeresa Payne

Ayes: 3 Bayne, Hoffman, Skaggs

Nay: 0

Abstain: 0

Hawaiian Paradise Park Owners Association

Policy 1.3 — Numbering and Posting of Resolutions

Purpose:

To ensure that all official resolutions of the Hawaiian Paradise Park Owners Association (HPPOA) are properly identified, documented, and disseminated in an organized and consistent manner.

Relevant Statutes, Ordinances or Association Governing Documents: Not Applicable

Details:

- 1) Resolution Number Assignment:
 - a) Upon passage by the Board of Directors, each resolution shall be assigned a unique sequential number by the Association Secretary or designated administrative officer.
 - b) The numbering format shall include the calendar year followed by a sequential identifier (e.g., *Resolution 2025-01*, *Resolution 2025-02*, etc.).
- 2) Affixing of Resolution Number:
 - a) The assigned resolution number must be affixed to the official version of the resolution before it is distributed, published, or archived.
 - b) The official voting record must be included prior to affixing a number or publishing any resolution.
 - c) No resolution shall be posted, published, or otherwise disseminated without its assigned number clearly displayed at the top of the document.
- 3) Posting and Dissemination:
 - a) Only numbered resolutions shall be posted on the HPPOA website or distributed to Association members or property owners.
 - b) The Secretary or designated staff shall ensure that the posted or distributed version is identical to the final, Board-approved resolution with the assigned number.
- 4) Recordkeeping:
 - a) The Secretary or their designee shall maintain a master log of all numbered resolutions, including the date of passage, subject title, and method of dissemination.
 - b) The master log shall be housed at the HPPOA office and shall serve as the official record of HPPOA resolutions and shall be available for member inspection upon request.

Review

This policy shall be reviewed Annually for any improvements or updates.

HPPOA Policy 1.3 Numbering and Posting of Resolutions

Adopted Date:

Amended Date:

Review Date:

Ver 3

Board of Directors meeting
Nov 29, 2025

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

At our last meeting in early Nov the committee made a motion to remove Michael Burk from the committee since he has not attended a single meeting and only responded to emails once stating he had never signed up for the committee. The vote was unanimous. Gus (or Robert) Krajicek had agreed to be a member and then was voted onto the committee by a unanimous vote. The Bylaws committee, therefore, still maintains 5 community members.

We are still in the process of addressing changes to the bylaws as requested at the June General Membership meeting.

The next bylaws meeting will be held on Dec 10 at 4pm in the library here off the activity center. All are welcome and we welcome your questions/input.

A handwritten signature in blue ink, written diagonally. The signature is cursive and appears to read "Patti Szot". There are some additional scribbles and lines below the main signature.

Contracted

It Makes no sense that
Calcium Chloride is
Opt in and
Herbicide is opt out

500-035-0156

- Michael Langmead
15-2068-17th

Request no herbicide
Spraying in HPP
Opt in process
for spraying
HPP wide voting
to Approve/Disapprove
Herbicide is requested
Lack of notification
for Herbicide spraying

When was herbicide
Approved?

Process to receive ~~input~~
By Email about plan
to spray herbicide

Request sending out
Letters to HPP owners
Explaining Board
Discussion and approval
process for herbicide
Roundup is a carcinogen