

***Hawaiian Paradise Park Owners' Association  
Approved HPPOA BOD Meeting Minutes  
Wednesday November 19, 2025***

**1. Call To Order**

BOD meeting called to order by Jon Loehndorf District 9 at 6:02pm. Taken place at HPPOA activity center.

**2. Roll Call**

Board members present: Robert Paul Derbyshire District 3, Karin Hoffman District 5, Jon Loehndorf District 9, Teresa Bayne District 2, Mimi Hafele District 8, Molly Suarez District 4, Naomi Hirayasu District 7 and Sandra Ackerman District 6.

Board members absent: Jason Schillewaert District 1

**3. Approve agenda for Oct 15, 2025 HPPOA BOD Meeting**

Teresa Bayne District 2 with motion to accept the agenda as amended. Karin Hoffman District 5 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

Teresa Bayne District 2 with motion that after owner input no additional input from the audience be accepted. Karin Hoffman District 5 with second.

Vote: Yes - 6, No - 2 (Jon Loehndorf District 9 and Molly Suarez District 4), Abstain - 0

Motion carried.

**4. Approve October 15, 2025**

Karin Hoffman District 5 with motion to accept the October 15, 2025 minutes as presented. Teresa Bayne District 2 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

**5. President's Report**

Read and presented by Jon Loehndorf District 9

**6. Treasurer's Report**

Read and presented by Karin Hoffman District 5  
Questions from BOD

**7. GM's Report**

Read and presented by Teresa Bayne District 2  
Questions from BOD

**8. Committee Reports**

**a). Finance Committee**

Read by Karin Hoffman District 5

**b). *Bylaws Committee***

Read and presented by Patti Szot

Audience point of order, it is for transparency and accountability. It requests that the board include a summary of all public comments in the official minutes. Formally requesting that the comments made here tonight and the concerns raised be included in minutes or adapt written testimony. If, regarding the board, refuses to document this please state for the record the exact bylaw or rule that forbids including public comments in the minutes.

Jon Loehndorf District 9 addressed the audience member's concerns and requests. Please submit any comments for any specific meetings by email to [info@hppo.net](mailto:info@hppo.net) and state for which meetings they are to be added to the minutes.

Requests can be made thru the website to request copies of the zoom recordings.

**c). *Cultural Preservation Committee***

Kale Gumapac to speak on burial rights

**d). *Mail Beautification Committee***

No update

**e). *Policies and Procedures Committee***

Teresa Bayne District 2 read and presented Policy 1.1 Mailing dates for Notices

**Jon Loehndorf District 9 to take vote to accept Policy 1.1 Mailing dates for Notices as read and presented.**

**Vote: Yes - 8, No - 0, Abstain - 0**

Teresa Bayne District 2 read and presented Policy 1.2 Good Standing for Voting in District Elections

**Jon Loehndorf District 9 to take vote to accept Policy 1.2 Good Standing for Voting in District Elections as read and presented.**

**Vote: Yes - 8, No - 0, Abstain - 0**

Teresa Bayne District 2 read and presented Policy 1.3 Numbering and Posting Resolutions.

**Jon Loehndorf District 9 to take vote to accept Policy 1.3 Numbering and Posting Resolutions as read and presented.**

**Vote: Yes - 8, No - 0, Abstain - 0**

**9. *Community Resource report - Judi Houle***

Read by Judi Houle

## **10. Owner Input**

Michael Langmead read and submitted statements on herbicides.  
Nirit Stephens with statement on spraying no submission  
Robert Cole with statement on Guinea grass no submission

Jon Loehndorf District 9 called 10 minute recess for a rain break @ 7:08pm  
Jon Loehndorf District 9 call to order at 7:16pm

Jennifer Snider submitted statement to email  
Jennifer Meyer with statement no submission  
Wahinekoa with statement on no mailboxes and no well at 16th site no submission

**Jon Loehndorf District 9 reconvene back to open meeting @ 10pm**

## **11. Unfinished Business**

### **a). Mailbox Update**

Karin Hoffman District 5 with update and discussion amongst BOD  
No written submission.

39 missing mailboxes 6th and Makuu. 102 addresses that need to be updated. USPS has started to fix the missing and readdress the ones that need to be updated. The whole site has to be resequenced and an additional 5 CBUs added. Tentatively after the 1st. 14th's locks have been ordered and they will start install as soon as they come in. Updates will be posted to the website.

### **b). Update of engineering companies for traffic/safety study**

Teresa Bayne District 2 with update of no response from the engineering company.

### **c). Discuss Sale of F450**

**Teresa Bayne District 2 with motion to sell the F450. Mimi Hafele District 8 with second.**

**Vote: Yes - 8, No - 0, Abstain - 0**

**Motion carried.**

### **d). Discuss Sale of old Water Truck**

Discussion amongst BOD

**Jon Loehndorf District 9 with the motion to table the sale of the old water truck.**

**Teresa Bayne District 2 with second.**

**Vote: Yes - 8, No - 0, Abstain - 0**

**Motion carried.**

### **e). Discuss repair of the old Backhoe**

Teresa Bayne District 2 with update

Discussion amongst BOD.

***f). Placing speed limit signs at Speed bumps per MUTCD***

Teresa Bayne District 2 with update  
44 at \$35/ech + shipping \$1998.45  
24 posts

Jon Loehndorf District 9 with motion that we go with the recommended speed limit signs and they get posted at either end of the street and the sequence on each one. 10 mph signs. Teresa Bayne District 2 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

***g). Application of calcium chloride***

Discussion amongst BOD of protocols.

***h). Mass emailing and need for outside contract vs in-house***

Teresa Bayne District 2 with update on quotes on costs for service and description of services

***i). Security system repairs***

Discussion amongst BOD on Activity Center System updates.

**12. New Business**

***a). Temp Approve Nominating Committee - Till official Vote at December Membership Meeting.***

Teresa Bayne District 2 with motion to temporarily approve the nominating committee till official vote at December Membership meeting as an ad hoc committee. Karin Hoffman District 5 with second.

Keith Redman, Jennifer Meyers, Debbie Skaggs, Trudie Andrews, Shawna Cordero

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

***b). Disposal of Toshiba Copier***

Teresa Bayne District 2 with update.

Jon Loehndorf District 9 with motion that we allow Teresa Bayne District 2 to dispose of the Toshiba copier. Robert Paul Derbyshire District 3 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

***c). Discuss herbicide spraying***

Discussion amongst BOD. Policy and procedures will be done.

**d). Presentation and Discussion of Proposed Bylaws Changes**

None

**e). Paving - buying our own equipment and doing work in-house vs continued contracting**

Discussion amongst BOD between the two options

**f). Paving equipment purchase - if in house we need to either buy Hokori's or buy new**

Discussion amongst BOD of options

Teresa Bayne District 2 with motion to enter into negotiations with Hokori construction to purchase his paving equipment and have a mutual third party inspect any and all equipment before the sale is finalized. Naomi Hirayasu District 7 with second.

Vote: Yes - 7, No - 1 (Jason Schillewaert District 1), Abstain - 0

Motion carried.

**g). Debit card for the non roads account**

Teresa Bayne District 2 with a motion get a debit card attached to the non roads checking account for the GM to use for non roads purchases. Naomi Hirayasu District 7 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

**h). Ratify the email vote of application of calcium chloride on beach road.**

Vote: Yes - 7, No - 1 (Naomi Hirayasu District 7), Abstain - 0

Motion carried.

**i). Ratify the email vote to give Mr. Allison 3 bags of calcium chloride to apply to his property.**

Vote: Yes - 7, No - 0, Abstain - 1 (Naomi Hirayasu District 7)

Motion carried.

**j). Ratify the email vote to paint the shop**

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

***k). Ratify the email vote for the storage container buy***

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

***l). Ratify the email vote for employee raises***

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

***m). Ratify the email vote to remove the bus stop***

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

***n). Termites***

Teresa Bayne District 2 with a plan of action for the termites and reach out for estimates.

***o). Porta potty***

Bathrooms are to remain open during the day

**13. Announcements**

***a). Next Board meeting December 17, 2025, 6pm***

***b). Next General Membership Meeting is February 22, 2025, 3pm  
check-in starts at 2pm***

**14. Adjourn meeting**

Teresa Bayne District 2 with motion to adjourn meeting. Robert Paul Derbyshire District 3 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

***HPPOA Board Of Directors Session  
Approved Meeting Motions Log  
Wednesday, November 19, 2025***

**Teresa Bayne District 2 with motion to accept the agenda as amended. Karin Hoffman District 5 with second.**

**Vote: Yes - 8, No - 0, Abstain - 0**

**Motion carried.**

**Teresa Bayne District 2 with motion that after owner input no additional input from the audience be accepted. Karin Hoffman District 5 with second.**

**Vote: Yes - 6, No - 2 (Jon Loehndorf District 9 and Molly Suarez District 4), Abstain - 0**

**Motion carried.**

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**Motion carried.**

**Jon Loehndorf District 9 to take vote to accept Policy 1.1 Mailing dates for Notices as read and presented.**

**Vote: Yes - 8, No - 0, Abstain - 0**

**Jon Loehndorf District 9 to take vote to accept Policy 1.2 Good Standing for Voting in District Elections as read and presented.**

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**Vote: Yes - 8, No - 0, Abstain - 0**

**Motion carried.**

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**Vote: Yes - 8, No - 0, Abstain - 0**

**Motion carried.**

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Vote: Yes - 8, No - 0, Abstain - 0

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Motion carried.

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Motion carried.

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**Motion carried.**

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**Motion carried.**

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**Motion carried.**

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**Motion carried.**

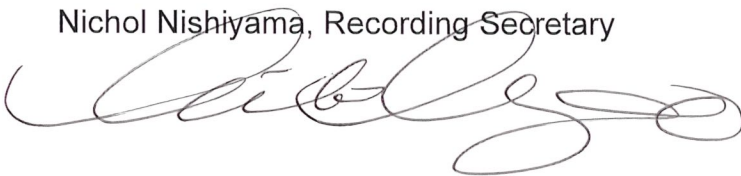
**Teresa Bayne District 2 with motion to adjourn meeting. Robert Paul Derbyshire District 3 with second.**

**Vote: Yes - 8, No - 0, Abstain - 0**

**Motion carried.**

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:

1/29/26

Upon acceptance,



HPPOA Board Secretary

1-29-26

Date: