

***Hawaiian Paradise Park Owners' Association
Approved HPPOA BOD Meeting Minutes
Wednesday January 21, 2026***

1. Call To Order

BOD meeting called to order by Jon Loehndorf District 9 at 6:09pm. Taken place at HPPOA activity center library.

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 and Jason Schillewaert District 1.

Board members absent: Naomi Hirayasu District 7.

3. Approve agenda for January 21, 2026 HPPOA Board of Directors Meeting

Addition of January 7th Special meeting minutes to #6

Addition of the Insurance package to #13 f

The substitution of Finance Committee in replacement of the Human Resources Committee #10 c

Jon Loehndorf District 9 with amended motion to approve the agenda for January with all of the changes discussed. Teresa Bayne District 2 with second.

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

4. Approve November 19, 2025 Minutes

Karin Hoffman District 5 with 3 corrections to the minutes.

Karin Hoffman District 5 with a motion to accept the November 19, 2025 minutes as amended. Teresa Bayne District 2 with second.

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

5. Approve December 17, 2025 Minutes

Teresa Bayne District 2 with a correction and Karin Hoffman District 5 with 2 corrections.

Karin Hoffman District 5 with a motion to accept the December 17, 2025 minutes as amended. Jason Schillewaert District 1 with second.

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

6. Approve the January 7, 2026 Special Meeting Minutes

Jon Loehndorf District 9 with motion to table this until next meeting. Karin Hoffman District 5 with second.

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

7. President's Report

Read and submitted by Jon Loehndorf District 9.

No questions or further discussion

8. Treasurer's Report

Read and submitted by Karin Hoffman District 5.

The Bond has been paid in full and all the Bond accounts which are 7 accounts, have been closed.

No questions or further discussion

9. GM's report

Superintendent's report read and submitted by Santos Tolentino

GM's report read and submitted by Teresa Bayne District 2

10. Committee Reports

a). Bylaws Committee

Read and submitted by Patti Szot

No questions or further discussion

b). Cultural Preservation Committee

Read and submitted by Lanell Lua

Jon Loehndorf District 9 and Lanell Lua with a discussion on the bylaws directly addressing the CPC resolution at the December General membership.

Followed by questions from the audience members and discussion.

c). Finance Committee

Read and not submitted by Karin Hoffman District 5

No questions or further discussion

d). Mail Park Beautification Committee

Read and submitted by Jeanette Baysa

Teresa Bayne District 2 with a motion to update the website with the MPBC work parties. Jon Loendorf District 9 with second.

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

No questions or further discussion

e). Nominating Committee

Read and submitted by Debbie Skaggs

Added that the meetings are at 9am

No questions or further discussion

f). Policies and Procedures Committee

Read and presented by Teresa Bayne District 2

Teresa Bayne District 2 with a motion that Patty Egan be appointed to serve on the policies and procedures committee. Karin Hoffman District 5 with second.

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

Karin Hoffman District 5 with motion to appoint Teresa Bayne as a "member" committee member on the policies and procedures committee.

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

Teresa Bayne District 2 with a motion to appoint Molly Suarez District 4 as second seat director to the policy and procedures committee. Karin Hoffman District 5 with second.

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

11. Community Resource Report - Judi Houle

Holiday food pantry updates

Class updates

Neighborhood watch updates

12. Unfinished Business

a). On-Line payment systems update

Update read and not submitted by Teresa Bayne District 2

Question and discussion amongst BOD

Discussion to continue

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

Read and not submitted by Teresa Bayne District 2

Jon Loehndorf District 9 and Jason Schillewaert District 1 to attend zoom meeting.

c). Revised Reserve Study

Read and submitted by Karin Hoffman District 5

Discussion amongst BOD of reserve study and future measures.

Possible resolution by February meeting

d). Kitchen and UV systems - Discuss Purchase of Refrigerator

Teresa Bayne District 2 with update and proposal for purchase of a new refrigerator.

Discussion amongst BOD

Jon Loehndorf District 9 with a motion that Teresa Bayne District 2 find a reasonably priced refrigerator not to exceed \$1300, then remove existing refrigerator/freezer.

Jason Schillewaert District 1 to amend previous motion to not exceed \$1500.

Teresa Bayne District 2 with second to amended motion.

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

e). Construction fencing back side of field

Teresa Bayne District 2 with update

Discussion amongst BOD

Jon Loehndorf District 9 with motion to table this discussion until the March BOD meeting. Molly Suarez District 4 with second.

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

13. *New Business*

a). Appoint District 6 Director

Candidates: Elena Sumtsova and Antonio Stone

Both candidates with personal introduction and presentation.

Vote taken amongst BOD

Elena Sumtsova - 3

Antonio Stone - 4

Antonio Stone new District 6

Antonio Stone took oath into HPPOA BOD seat 6

b). GM and Road Superintendent Announcement

Previously covered in the President's report

c). Member Input Resolution

Jon Loehndorf District 9 read and did not submit Member Input Resolution. Teresa Bayne District 2 with second.

Discussion amongst BOD and members on resolution. Jason Schilleweart District 1 with the question: was this looked at by the attorney?

Jon Loehndorf District 9 with rescind of his former motion and will table this until the February meeting.

d). Discussion/decision on 5% Non-Roads Maintenance Assets

Karin Hoffman District 5 presented and submitted a spreadsheet of Non-roads accounts and explanation of why.

Discussion amongst BOD

Jon Loehndorf District 9 with motion to not do anything with the 5% this year.

Molly Suarez District 4 with second.

Vote: Yes - 6, No - 2 (Karin Hoffman District 5, Teresa Bayne District 2), Abstain - 0

Motion carried.

e). Termite tenting - Discussion, vote to proceed or not, if proceeding, select from 3 quotes

Teresa Bayne with presentation of quotes, details and timeline. No submission.

Antonio Stone District 6 with motion to table this until we can get an inspection done. Teresa Bayne District 2 with second.

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

Motion carried.

f). Insurance Package

Teresa Bayne District 2 with presentation of changes to the insurance package. No submission.

Discussion amongst BOD

Jon Loehndorf District 9 with motion to approve the workman's comp and overall insurance policies premiums for regular insurance \$60,447, for March 4, 2026 - March 4, 2027 and the workman's comp \$14,228. Karin Hoffman District 5 with second.

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

Motion carried.

14. Member Input (limited to 3 minutes each) Please submit your question/statement in writing if you wish them to be included in the minutes.

Martha Morishige with presentation and submission of her speed bump situation.

Natasha Silva with presentation and submission on proposed new market/gas station.

Julie Rice with presentation and submission on bylaws.

15. Announcements:

a). Next Board meeting February 18, 2026, 6pm

b). Next General Membership Meeting is February 22, 2026, 3pm check-in starts at 2pm.

16. Adjourn to executive session to discuss Legal and Personnel matters.

Teresa Bayne District 2 with motion to adjourn to executive session to discuss legal and personnel matters. Karin Hoffman District 5 with second.

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

Motion carried.

Meeting adjourn at 8:24pm

***HPPOA Board Of Directors Session
Approved Meeting Motions Log
Wednesday, January 21, 2025***

Jon Loehndorf District 9 with amended motion to approve the agenda for January with all of the changes discussed. Teresa Bayne District 2 with second.

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

Karin Hoffman District 5 with a motion to accept the November 19, 2025 minutes as amended. Teresa Bayne District 2 with second.

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

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Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

Jon Loehndorf District 9 with motion to table this until next meeting. Karin Hoffman District 5 with second.

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

Teresa Bayne District 2 with a motion to update the website with the MPBC work parties. Jon Loendorf District 9 with second.

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

Teresa Bayne District 2 with a motion that Patty Egan be appointed to serve on the policies and procedures committee. Karin Hoffman District 5 with second.

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

Karin Hoffman District 5 with motion to appoint Teresa Bayne as a "member" committee member on the policies and procedures committee.

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

Teresa Bayne District 2 with a motion to appoint Molly Suarez District 4 as second seat director to the policy and procedures committee. Karin Hoffman District 5 with second.

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

Jon Loehndorf District 9 with a motion that Teresa Bayne District 2 find a reasonably priced refrigerator not to exceed \$1300, then remove existing refrigerator/freezer.

Jason Schillewaert District 1 to amend previous motion to not exceed \$1500.

Teresa Bayne District 2 with second to amended motion.

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

Jon Loehndorf District 9 with motion to table this discussion until the March BOD meeting. Molly Suarez District 4 with second.

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

Jon Loehndorf District 9 with motion to not do anything with the 5% this year.

Molly Suarez District 4 with second.

Vote: Yes - 6, No - 2 (Karin Hoffman District 5, Teresa Bayne District 2), Abstain - 0

Motion carried.

Antonio Stone District 6 with motion to table this until we can get an inspection done. Teresa Bayne District 2 with second.

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

Motion carried.

Jon Loehndorf District 9 with motion to approve the workman's comp and overall insurance policies premiums for regular insurance \$60,447, for March 4, 2026 - March 4, 2027 and the workman's comp \$14,228. Karin Hoffman District 5 with second.

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

Motion carried.

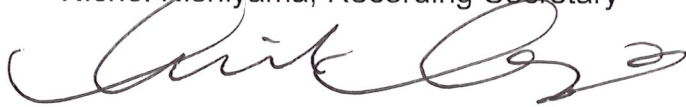
Teresa Bayne District 2 with motion to adjourn to executive session to discuss legal and personnel matters. Karin Hoffman District 5 with second.

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:

Feb 22, 26

Upon acceptance,

HPPOA Board Secretary



Date:

02/22/2026

President's Report

January 21, 2026

Aloha,

Personnel: Decisions on the General Manager and Road Superintendent positions have been made. Teresa Bayne has been hired as the General Manager with an official start date of February 2nd. Santos Tolentino has also been hired as our new Road Superintendent. He started in the new position on January 12th. Congratulations to you both.

Litigation: At this time, there are 3 active cases. A trial date for the Nicole Craig case has been set for June. Patricia Ruppert's lawsuit – motions filed by both sides. Leslie Blyth has submitted to the court to be reimbursed for legal expenses related to her lawsuit with Don Morris. Our lawyers have submitted responses.

Mailbox Keys:

Keys for the 4th and Kaloli Mailboxes. They are in the Office and available from 8 a.m. to 3 p.m.

Latest word we have from USPS is the Mail Park at 6th and Makuu should have keys ready by the middle to end of February. Let's keep our fingers crossed.

Easement Encroachment: Letters are being sent out to property owners who are in violation of the HPPOA Corporate Policies, Land Use Policy 2. Easements need to be kept clear of personal property, plantings, trees, and permanent structures (i.e. Rock Walls).

Illegal dumping: We have spent over \$5,000 in fees this year to get rid of the TRASH being dumped on the sides of the roads. If you see it happening, please take pictures, call the police, or stop by the office with the pictures and give them to us. If you have ideas on how to help curb this continuing activity, please contact your District Representative. It's all of our road fees that pay for it.

Facilities: We are looking at doing termite mitigation in the Activity Center and getting quotes.

Stay in contact with the board. Please check the Web Page periodically and follow our Facebook Page that is up and running. Please bring to 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
January 21, 2026

Bank Balances as of the end of December 2025:

TOTAL Checking, Savings, Investments and Bond Reserve: \$7,521,459.72

TOTAL Accounts Receivables: \$3,359,308.35

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 12/2024 was \$3,057,676.66. The annual billing for last year was \$3,787,327.50. As of December 2025, we had a total of 7248 owners paid in full or 81.8%. 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, \$70,691.47 in November and \$45,383.20 for a total of \$3,813,874.79.

Allowance for Doubtful Accounts balance is: \$430,224.75. (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 34 property transfers during the month of December.

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.

Donation Reconciliation

Mail Park Beautification

Donations	\$ 1,000.00	Katherine Patton	12/6/2024
	\$ 250.00	Laurie Rose	2/5/2025
	\$ 35.00	Kit Muhs	2/5/2025
	\$ 50.00	Jeffrey Kaye	2/5/2025
	\$ 150.00	Francis Rickard	2/5/2025
	\$ 50.00	Hiroko Motobu	3/11/2025
	\$ 25.00	Charles Hughes	4/3/2025

Total Donations \$ 1,560.00

Expenses

\$ 229.09	Yard Signs for work parties	12/24/2024
\$ 574.55	Red Cinder -4th & Kaloli	8/18/2025
\$ 4.18	Bulletin Board Supplies	9/30/2025
\$ 93.92	Bulletin Board Supplies	9/30/2025
\$ 30.20	Bulletin Board Supplies	9/30/2025

Total Expenses \$ 931.94

Net Balance \$ 628.06

Activity Center Donations

Donations	\$ 75.00	Mimi Zoll	1/31/2025
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Total Donations \$ 75.00

Expenses

Total Expenses \$ -

Net Balance \$ 75.00

General Donations

Donations	\$ 50.00	Matt Zoll	1/30/2025
	\$ 50.00	Alan Hiramatsu	3/10/2025
	\$ 100.00	Anne Keamo	3/27/2025
Total Donations	\$ 50.00	Stephanie Foster	4/15/2025
	\$ 15.00	William Quinn	4/18/2025

Total Donations \$ 265.00

Expenses

Total Expenses \$ -

Net Balance \$ 265.00

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.

10-20

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.

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

ROADS

Graded and widened 9 miles

Graveled 1 mile and spot dropped 20 roads

Compacted 17 miles

Watered 22 miles

Mowing and easement trimming

Sidearm mowers – 129 miles

Zero Turn mowers – 185 miles

Filled corners/apron areas along Makuu and Paradise.

Pothole repairs on 20 miles of roadway.

Hauled 3.53 tons of rubbish. This is almost double the amount of rubbish in Nov (1.8 tons)

Testing of a different Road Reflector adhesive was done. (Test failed, we will continue to use the original product that we ordered from AWP Safety). All of the additional Yellow Road Reflectors and adhesive have been received. They will be applied as time and weather permit.

Working on signage on speed bump streets. Repositioned 64 speed limit signs on these roads to ensure proper visibility and compliance.

For the month of December 2025, the Road Maintenance crew received and responded to 50 Road Maintenance Request forms.

Jan 21, 2026 Board of Directors meeting

Aloha Everyone and mahalo for coming out tonight. For those who don't know me I'm Patti Szot, The Chair of the Bylaws committee. I want to thank the three Board members and the community members for coming to the Bylaws committee meeting on Jan 14th when we discussed the potential changes to the bylaws. For the most part there were very few changes requested by the board to the issues as they were written. At our next meeting on Jan 28th starting at 4pm we will try to finalize the final wording and the reasons for the changes so that the Board can present them to the lawyers. Everyone is welcome.

Are there any questions. The issues once receiving the blessings of the lawyers will be presented again at the general Membership meeting at the end of Feb.

**Hawaiian Paradise Park Owners Association
CULTURAL PRESERVATION COMMITTEE MEETING**

December 13, 2025

Members present: Lanell Lua (Chair), Brian Ogawa, Ihilani Buffet, Julie Rice, Kale Gumapac, Kathy Hollingsworth, Sandee Maeda (Secretary), Spencer Willis (quorum met)

Members absent: Michael Schiszler, Nainoa Rosehill, Patricia Ruppert

Guests: Alvin Yax

Call to order: Lanell Lua, Chair, called the meeting to order at 10:04 am

Pule: 'Olelo No'eau.

Meeting agenda approval: Maeda moved to approve the agenda; Rice seconded; approved unanimously.

Previous meeting minutes approval: Maeda moved to approve the October 2025 meeting minutes; Rice entered a correction stating Spencer Willis did not attend the meeting, Maeda moved to approve the October 2025 meeting minutes with the correction; Rice seconded; approved.

AGENDA ITEM	DISCUSSION	ACTION
UNFINISHED BUSINESS		
1. CPC Resolution regarding Keoni Alvarez contract with HPPQA	Resolution is ready for presentation at the Special General Membership meeting under Committee Reports. It is also hopeful that Lua will also preside over the General Membership Meeting. Gumapac read letters that were pertinent to the iwi kupuna on HPPQA property. Gumapac also stated he has an appointment as a Cultural Descendant with Keoni Alvarez, his attorney and SHPD on January 15, 2026 to discuss the burial plan for the iwi kupuna on HPPQA land.	Lanell Lua, Chair, will make the presentation regarding the Cease and Desist Resolution regarding contract between Keoni Alvarez and HPPQA. Gumapac with report back on what transpired at the January 15, 2025 meeting.
2. Ko'olau archaeological survey (ARS): Recommendation from CPC to HPPQA board (Ko'olau NHO Stewardship Working Group)	The Ko'olau NHO Stewardship Working Group (Lanell Lua, Brian Ogawa, Ihilani Buffet, Julie Rice, Kale Gumapac, Lihau Rosehill, Sandee Maeda) is responsible for 1) creating an RFP for the HPPQA board, 2) compiling a list of Hawaiian nonprofit organization on Hawaii Island who appear qualified to take on the project; 3) contacting and meeting with interested parties to discuss the scope of the project and the NHO's qualifications; and 4) inviting them to a committee meeting so the committee may make recommendations to the board. A. The group reported that they have an RFP ready for a committee vote but felt this item needed to be tabled until the January meeting because of the Cease and Desist Resolution. Maeda moved and Rice seconded, to table this item until the January meeting, approved unanimously. B. Native Hawaiian Organization (NHO) presentations. Maeda moved, Rice seconded that the Committee did not feel it was necessary to meet with NHO's because the RFP is quite specific, approved unanimously.	Item tabled until January 10, 2026 meeting
3. Education Working Group Reports	A. Instagram page and website: Education Working Group would like to add Spencer Willis to the group to discuss changes to the website to be more inclusive of all CPC endeavors rather than focused on Ko'olau issues because the scope of the committee has expanded. B. Information sharing: notification to members before posting. It was discussed that it is not necessary to bring educational information to the committee that is in the public domain but that the Education Working Group may just give the information to Willis to publish. Maeda moved and Rice seconded there was no need to delay posting of educational public domain information by having to receive committee approval passed unanimously. C. Ka Nū Hou (HPPQA website newsletter): It was moved by Maeda and seconded by Rice to delete this item from the agenda as the newsletter name had been changed, approved unanimously. D. Incorporate Hawaiian cultural practices into CPC meetings (Pule and 'Olelo No'eau) It was moved by Maeda and seconded by Rice that Every CPC meeting be started with a Pule and an 'Olelo No'eau may also be included, passed unanimously.	A. Buffet will establish a meeting and notify committee members of the date and location. B. No public domain educational information the Education Working Committee wants to publish can go straight to Willis to be posted on the website and Instagram account. C. Removed as an Old Business Agenda item. D. Add Pule to the Agenda and an 'Olelo No'eau may also be spoken
4. Recommendation to relocate mailboxes at 16 th and Maku'u site: Results of Vote at HPPQA Board Meeting.	The Board denied the recommendation to relocate mailboxes at 16 th and Maku'u because of the iwi kupuna nearby.	No further action currently.
5. Petroglyph Finding: Results of vote on recommendation to ask Councilmember Ashley Kierkiewicz to sponsor a Resolution to acquire property on Ala Heiau to preserve the petroglyph.	This was approved by the HPPQA board Lua stated Ashley responded and gave her the procedure that must be followed.	Lua working on completing the procedure.
NEW BUSINESS		
1. Establish written rules for the committee: form Rules Working Group	It was agreed by the committee that formal rules should be created and voted upon. Maeda moved and Rice seconded that a Rules Working Group should be created; passed unanimously.	Maeda will head the group, and she asked Hollingsworth to assist her. Anyone else may also join this working group. Maeda to set a date and time in January for the Rules Working Group to meet. Working Group to bring their written product to the next committee meeting.
2. Addressing guest input	After discussion Maeda moved and Rice seconded that this subject be included in the work product the Rules Working Group prepares, passed unanimously.	
3. Communication among members between meetings.	After discussion, it was informally agreed that Maeda would create an email thread and a text thread so members could communicate with each other in between meetings.	Both the email thread and the text thread were created.
ANNOUNCEMENTS		
	1. The Special HPPQA General Membership meeting will be held on Sunday, January 14, 2025, at 3PM. The Cease and Desist Resolution will be on the agenda under CPC Committee report.	For Information.
	2. The next meeting will be held in the HPPQA Library at 10 AM. Meetings are held at on the 2 nd Saturday of each month.	For Information.

The meeting was adjourned at 11:50 AM. Maeda moved and Rice seconded; passed unanimously.

Meeting minutes submitted by Secretary to Chair on January 7, 2026

Approved:

Lanell Lua, Chair

Date

MPBC BOD Report 01/21/26

Aloha and Happy New Year!

The Mail Park Beautification Committee had the first meeting of the year last week on Jan 12th. Some of the highlights are

- The 4th and Kaloli site is being maintained for visibility and access.
- The 6th and Maku'u site is ok for now, but will need some attention when we finally get an opening operating date.
- The bulletin board for 6th and Maku'u will be installed after it is operational.
- Since we have been short on volunteers to help at the work parties, the committee would like to ask the BOD to post a reminder on both the website and FaceBook page at least a week in advance.
- The next work party is this Saturday Jan 24th at the 4th and Kaloli site. The 4th Saturday of the month
- The next work party for the 6th and Maku'u site is Sunday, Feb 15. The 3rd Sunday of the month.

It's another great way to meet your neighbors!

NC Board update Jan 21st, 2026

Good evening, Board of Directors.

My name is Debbie Skaggs, Chair of the Nominating Committee (NC).
Since the last BOD meeting we had meetings on Dec. 18 and Jan 8th.

We finalized our Candidate flyer and received BOD approval and it is being mailed out with the annual road fee mailings. The BOD Candidate considerations forms on the HPPOA Website have been updated or will be updated soon by the office to match wording for consistency.

We ordered 4 new Banners. One will be around the office area as we did last year, the rest around HPP. We did an inspection of our other signs that were placed around HPP last year and they are still in good shape and will be used again this year.
Banners and signs will start going up in the next couple of days.

We also plan on soliciting for candidates at the monthly SWAP meet and on the HPPOA Website and FB.

Our next meeting is tomorrow, Jan 22nd. We meet twice a month on Thursdays.

Any questions?

Thank you and the members of the NC are:
Trudie Andrews/Shaua Cordero/Jennifer Meyers/Keith Redman/Debbie Skaggs

To our community:

Let me introduce Jennifer/Keith?, part of the NC.
Each year a new NC is formed of volunteers whose responsibility it is to ensure adequate notice (via fliers, signs, social media, etc.) to the HPP Community seeking qualified individuals for our HPPOA Board of Director positions. Our limited term BODs are volunteers giving their time for HPP.

HPP's BOD has 9 positions. 1 position for each District in HPP. The 9 districts are divided into 3 districts each up for election every 3 years. Every June we have 3 newly elected directors serving on the board.

If a Board member does not, for whatever reason, complete their 3-year term then that position is opened for HPP wide applications and the BOD will review the applications and vote in (appoint) a member to serve that district until the next June. The NC will then include that District position along with the other 3-year district terms coming up for election.

This year we have 6 District positions open.

- Districts 5,7,8 are the normal 3-year terms.
- District 6 is for 2 years to finish out that term.
- Districts 2 and 3 are for 1 year to finish out those terms.

If you live in one of these open districts, please consider helping your HPP community and District by serving on the HPP Board of Directors.

Any questions?

To the Board of Directors of HPP and to the General Manager,

I came to this Board two previous times to plea for relief from the speed bump put in front of my property in August, 2025.

At this moment I want to ask if any Director has a speed bump in front of their house or on the edge where their property line would be??? If you don't have one, then you have no idea how awful the speed bumps can be to those who do, such as myself.

My tenant and I are continuing to experience constant abrupt and loud noises which are wrecking our sleep and peace in our homes. I think all homeowners and renters who come to Hawaii and HPP hope to find relaxing and peaceful living conditions.

I explained before that I deal with my neighbor's roosters by having a white noise machine in my bedroom and my tenant has an air conditioner running in their bedroom at night.

However the noises from vehicles are a totally different noise and rumble. The white noise machine doesn't cover up the low, grinding sounds that vehicles make.

I wish I could get a noise monitor to have you listen to the noises trucks and other vehicles make as they stop or go slow over the speed bump and then rev up their motors to go back to 3rd or 4th gear.

Then there are the many trailers that vehicles now haul around which make a very loud jarring sound as they clang over the bump.

The noises can start as early as 4am, occasionally even earlier!

What is even worse is that the noises aren't just in the morning, but all day long. Especially my tenant, whose house is closer to 22nd Avenue, must endure loud noises all day long. He complained to me about the situation and at any time I may lose my tenant ^{due to} this new situation.

I have thought about hiring a lawyer to get relief, but I am giving the Board Another chance to vote to remove the speed bump from the road on the property line of my property, 15-1383 22nd Avenue.

Please give me a written response to my plea/request.
Martha Morishige HC3 Box 4839
Kaanu, HI 96749

15-1392

15-1386

Kaloli Drive

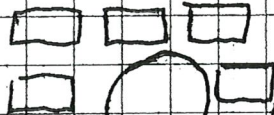
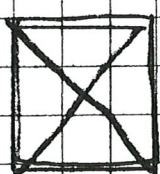
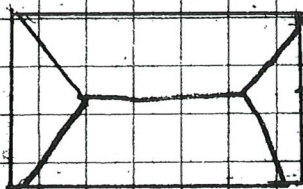
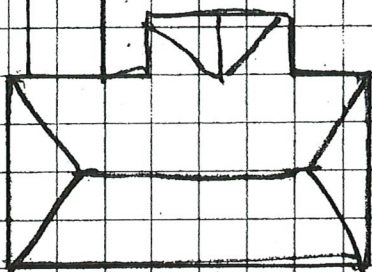
Speed Hump

Speed Hump

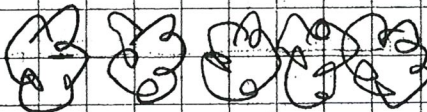
Shower Dr.

15-1391

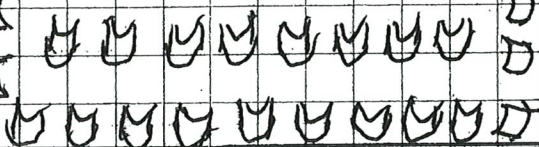
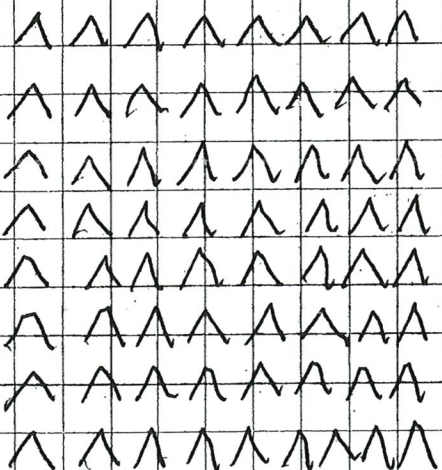
15-1383 "A"



Martha Morishige



15-1383 "B"



HPP Community Concerns, Benefits & Solutions for Proposed Market/Gas Station

TMK 3-1-5-39-230

Current Owner: Watumull Investment Co

Potential Purchaser: Ohana Foods, Inc.

20 Acre Parcel on Corner of Kaloli Drive & 24th/25th Avenue

Health and Environmental Concerns

- **Air Pollution:** Gas stations release volatile organic compounds (VOCs), including **benzene**, a known carcinogen linked to leukemia and other health issues. The World Health Organization states there is no safe level of benzene exposure.
- **Water and Soil Contamination:** Leaky underground storage tanks (USTs) and spills at the pump can contaminate soil and groundwater, posing a risk to nearby residents' well water and local waterways. The U.S. Environmental Protection Agency (EPA) reports that about half of the nation's contaminated brownfield sites are former petroleum properties.
 - Living on a very active volcano where seismic activity occurs quite often raises concern for an earthquake causing damage to the gas tanks under ground or even the above ground equipment and causing hazards to occur.
 - What happens if this Market and Gas Station are built, it doesn't become as profitable a business as foreseen and now it's an abandoned Market and Gas Station. The environmental effects this could cause like leaking gas tanks, polluting our water sources like wells from the aquifer, even become a place that people hang out at, illicit activities, squatting, this is another way fires start and what an eye sore for the community and a hindrance to surrounding homes property value.
- **Increased Cancer Risk:** Studies consistently show an increased risk of cancer, particularly childhood leukemia, for residents living within 50-100 meters (about 164-328 feet) of a gas station.

Quality of Life and Safety Issues

- **Traffic and Noise Pollution:** Gas stations and markets attract constant vehicle traffic, which leads to increased noise, congestion, and safety risks, especially for pedestrians and children in residential areas.
 - Since 24th & 25th are paved roads, this provides through access roads to get to the Market/Gas Station for people traveling from the opposite end of the subdivision that wouldn't have utilized these roads. It causes additional stress on the paved roads which increases the likelihood of potholes & cracks, the association would need to monitor and maintain these roads more often. This could be an added expense to the association as well as residents in the subdivision. Our annual dues go toward road maintenance fees and if the association is having to repair/resurface the roads more often then fees increase with it.
 - Kaloli Drive turn in blocked off in the mornings with cones from Kipapa, so how would people trying to get to this Market & Gas Station turn? They wouldn't be able to. They would then need to utilize Paradise Dr and drive all the way through 24th or 25th to get to this spot, causing traffic on our private roads, noise, affect the safety of our children, we have kids that walk down our road to catch the bus to and from school, we have families taking walks, people exercising, walking their dogs, kids riding bikes & skateboards on the road, it will affect our quality of life we have established and the safety of our neighborhood with increased vehicles, speeding, playing music, child abductions, high visibility to our homes (theft).
- **24/7 Operations:** Many Gas Stations/Markets operate 24 hours a day, leading to continuous light and noise disruptions (e.g., car alarms, deliveries) that disrupt the peace and quiet of a residential neighborhood.

- **Increased Crime:** Convenience Stores and Gas Stations are often linked to higher rates of theft, vandalism, and other illicit activities, which can place a greater burden on local law enforcement and compromise community safety.
 - 13.8% of all robberies occurred in 2025 at gas stations/convenience stores
- **Fire Hazards:** Handling large quantities of flammable fuel increases the risk of fire outbreaks and other accidents, which is a significant safety concern for adjacent properties.
 - Without the proper utilities to put out a fire, such as access to water, as well as the close proximity of residences to a potential fire, this raises concern for the quick spread of fire, detrimental to homes and people living in those homes and the lack of an emergency plan to evacuate the subdivision.

Economic and Zoning Reasons

- **Zoning Ordinances:** Most subdivisions are built under strict zoning laws that separate residential areas from commercial or light industrial uses to maintain a specific community character.
- **Property Values:** Proximity to commercial businesses, especially those associated with pollution and traffic, can decrease nearby residential property values.

Lack of Infrastructure

- **No Access to County Water:** No water is provided at this site by the County of Hawaii Department of Water Supply and would need water utility services.
- **Electricity Capability:** Limited electrical capabilities. Is HELCO able to support this type of commercial development in this location?
- **Tankers/Large Delivery Trucks:** Currently no Gas Trucks, Delivery Trucks, etc utilize these roads. Our concern is the wear and tear it will cause on our roads and the maintenance of these roads.

- **Highway 11-Kaloli Drive Turn:** Not only will HPP residents frequent this area but so will outside people who don't live in this area. The introduction of additional vehicles turning at Kaloli Drive could increase traffic congestion and likelihood of accidents.
- **Limited Local Authorities:** Police, Fire Fighters and Ambulances are limited in the Puna district and the increase of crime and accidents would put additional strain on these services.

Benefits

We acknowledge that there are benefits that this development would serve the HPP community such as close proximity to the access of food and gas **providing essential convenience, boost local economy** by keeping the money circulating, the **opportunity for jobs** within the community, **support local producers**, possibility for increase in **neighborhood desirability**, the **potential for sustainable infrastructure** and **inherent future development** to occur.

Solutions

- Understand, empathize and mitigate our concerns with this proposed commercial development
- Include HPP community members, especially neighboring properties in each step of the planning process
- Formulate alternative locations for this proposed commercial development that is still in close proximity and convenient for HPP residents
- Preserve the current state of the land as open space for forestry pursuits, water supply, fish and marine protection, wildlife and endemic plant preservation, recreational pursuits, visual and scenic amenities and natural hazard areas

Hey y'all

My name is Julie Rice. I live in Waikahekahe Nui, District 9.

I just wanted to speak a bit on the bylaws and the grinching that took place over the last month.

Some of you may know that some members of the Board took it upon themselves to purchase traffic barriers in order to blockade driveways they don't like. A "Restricted Driveways Policy" that was inserted into the bylaws in 2009 was used as justification.

The funny thing is that "bylaws" as defined by HRS 414D "means the code of rules...for the regulation or management of the affairs of the corporation." This means bylaws define how the organization governs ITSELF, with details about director roles, meeting procedures and decision-making. It is an INTERNAL governance document.

In contrast, according to the National Association of Realtors website, CC&R's, or Covenants, Codes & Restrictions, "cover the rights and obligations of both the HOA and community residents. CC&R's may cover property-use restrictions, maintenance obligations (for the HOA and residents), rule enforcement mechanisms," etc. CC&R's are legally binding, so anyone beholden to these types of restrictions would have signed a contract when purchasing their home that stated they had read and understood these rules.

So, did anyone here sign documentation about following CC&R's, or Bylaws, even? Does your deed mention anything besides paying road assessments? I can assure you, the answer is "no." There's no real HOA here, and no CC&R's, and random policies jammed into HPPOA's bylaws are not enforceable on the greater community. If anyone's curious, those barriers cost \$185 apiece, nine were purchased, and they are accounting for them under "Easement Maintenance."

Another quick point about our bylaws that's interesting is that they were recently entirely re-worked in an attempt to comply with what's essentially HOA law, or 421J. Instead of the members having an opportunity to vote on these changes, a postcard was mailed out, letting everyone know it was already done, bylaws changed to comply with this law and 414D (for non-profit corporations). This is in violation of their own bylaws that outline how changes are to be made (with member approval).

Also interesting, a change was made to the definition of a member in "Good Standing." Whereas you used to only have to be current on road fees to be considered a member in good standing, the board has inserted something that is in neither 414D or 421J, stating "all membership rights with the Association are contingent upon...compliance with Association Bylaws and policies." That means if you have a naughty driveway, they think they can take away your right to vote.

Just thought I'd share those details. Mahalo.