

**Hawaiian Paradise Park Owners Association
Approved Minutes of the Board of Directors Meeting
December 8, 2004**

Call to Order: The meeting was called to order at 7 p.m. by Frank Annin, President.

Members Present: Frank Annin, President; Gerard Silva, Vice President; Allan Deehr, Treasurer; Erhard Autrata, Rick Frazier, Barbara Kahn-Langer, and Barney Sheffield. Bobbi Stutsman, General Manager, was also present. (Mark Cook was ill.)

Guests: Brad Clark, Ron Pusateri, Ben Mead, Ryan Kekyi, Bobbie Alicen, Paul Wheelless, and Manny Mattos.

Owner Input: There was no owner input.

Approval of Minutes: Barbara Kahn-Langer moved to approve the minutes of the special meeting of October 27, 2004, as written; Gerard Silva seconded. The motion passed unanimously.

Allan Deehr moved to approve the minutes of the Board of Directors meeting of November 10, 2004, as written; Rick Frazier seconded. Allan Deehr, Erhard Autrata, Rick Frazier, and Barney Sheffield voted for; Barbara Kahn-Langer and Gerard Silva abstained. The motion passed.

Treasurer's Report: Allan reported that he and Morgan Sky are recalculating all (approximately 600) delinquent accounts by hand because the computer automatically compounds the interest and calculates it at 1½ % per month.

The account balances as of November 30, 2004, were:

Roads Savings	\$827,416
Roads Checking	\$ 26,561
Non-Roads Checking	\$ 4,664
Coqui Frog	\$ 33,322
Activity Center Reserve	\$ 36,257
Credit Union of Hawaii	\$ 20,391

Income for November totaled \$20,349. November expenses were \$52,760.

The 2003-2004 audit is completed, but has not yet been received. The Association was not alerted to any problems.

Special Reports

Paul Wheelless—Waters of Life School: Waters of Life School is considering leasing or buying property in the Park for its public charter school. The school owns a farm in Kurtistown, but the residents do not want the school to meet there. Wheelless asked the Board to consider negotiating with its Board of Directors, of which he is President. Barbara stated that she would like to see a copy of the school's charter and plans for the student body.

Wheelless responded that the school's plan is to grow and to teach farm-oriented classes

for grades one through twelve. They have funds for building and were planning on 3 temporary structures initially. They are funded through taxes and fund raisers. They currently have 85 students.

Barney asked how long the school would use the temporary buildings. He also mentioned transportation concerns.

Air Quality Monitoring Devices: Manny Mattos presented his petition for the Department of Health to provide air quality monitoring devices in Puna, enabling Civil Defense to alert the community when emissions from the volcano have affected air quality.

He also is asking the Department of Health to fund random water quality monitoring. Rick asked whether his concern is water monitoring or mitigation; he stated that the County already provides free water testing. He suggested that the two proposals be separated, as he supports State monitoring of air quality, but not water quality, since catchment systems could never meet any standards the State would be required to set. Barney suggested Mattos ask Walt Bell to put an article on the petition in *The Conch*.

General Manager: Bobbi reported that the safe room walls are complete.

She presented the draft of a letter to Chris Yuen, Director of the Planning Commission, regarding the request for a special use permit for J & J storage units.

She presented a list of work completed by the Road Supervisor. She said since Sanford's drivers are spreading the cinders so evenly, David Day is spending less time spreading materials with the grader.

Bot's Dots have been ordered; 200 cost \$500.

A lot owner on 29th has requested permission from the Board to pave the area in front of her lot. She stated that she will ask other residents on 29th to join in paying for paving the road from Maku'u. She also wants to put in speed bumps. Gerard said speed bumps could create liability problems. Bobbi said the Board will need to give an opinion on the proposal once it is finalized. Gerard said any paving done privately must be consistent with the County's rural standards.

Bobbi said David and Ryan and his mowing crew are dealing with a significant amount of abuse from residents. Ryan's crew has been threatened while cutting trees on the easement. Rick said anytime a laborer or contractor is threatened, he should call 9-1-1. Ryan said problems of this nature arise two or three times a week. Barbara suggested sending a certified letter to the lot owner if the person involved is a renter. Ryan stated his crew does not know which lot the people come from, so they cannot identify them or their property.

Coqui Squad: The coqui account has finally been reconciled. The signature card to change signers on the account will be submitted as soon as JoAnne Backman has had a chance to review the account information.

Human Resource Committee: The committee will meet Friday, December 10 to draft a proposal to present at the February Board meeting.

Unfinished Business

District Improvement Proposal: Gerard said the committee has met with Public Works. The three main roads need to be brought up to County standards. Whether the side roads can be paved under the loan proposal depends upon whether the Council approves setting a rural standard.

The approval of the proposal by corporation counsel should be received in writing by Friday. The next step is a meeting with Gary Safarik and Mayor Kim. Manny Mattos remarked that school children standing on the sides of the roads waiting for buses are a potential liability.

Gerard said the roads need to be widened to provide a safer place for the children to wait. Rick remarked that he has seen children running across the roads; no matter how safe a place is provided for them, they may not stay in it.

Security: Ryan has moved his equipment off the Association property because of another theft. He stated that besides the security of his own equipment, he would like the Association to fence the yard to keep 4-wheel traffic from tearing up the field.

Bobbi said that since extra security lights and other steps were taken, HPPOA has not suffered further losses.

Barney suggested fencing just the yard rather than the entire property.

Erhard suggested using rebar posts as a barricade; Barbara suggested that as a courtesy to Ryan, rebar posts could be set to allow him to tie down his equipment.

Allan Deehr moved to reconsider and request bids for fencing the equipment shed area to protect the Association's and independent contractor's equipment. Barbara Kahn-Langer seconded; the motion passed unanimously.

Special Permit Application: Barney Sheffield moved to adopt the letter of intent to Chris Yuen regarding the special use permit for J & J Storage. Allan Deehr seconded; the motion passed unanimously.

New Business

Waters of Life Proposal: Barney asked the Board to set specific guidelines of what it needs to review before considering leasing Association property to a school.

Rick suggested reducing Malamalama School's lease to five acres and leasing some of the remainder of that 20-acre parcel to Waters of Life. He said it is his understanding that HPPOA cannot sell any part of those parcels; if the school wishes to purchase land, it must negotiate with individual lot owners. Allan agreed that the Association cannot sell its property.

Barney expressed concern that the school wants to use temporary structures and asked that a time limit be put on how long those structures could be used.

Bobbi said the school would have to be on a paved road because of the buses.

The Board decided to expand the purpose of the Malamalama School committee to consider the Waters of Life request. The Board will inform Wheelless that it needs time to adopt its own policies before it is ready to discuss the matter with the school's board.

Bobbi agreed to meet with Malamalama's manager and to request their financial records.

Ad Hoc Road Committee: The committee is soliciting bids from Buddy Lawfler, Yamada & Sons, and Excavation Tech for the proposed paving and drywell project on 30th Ave. The purpose of the project is flood control. The committee will present a proposal to the Board after the bids are received.

Erhard suggested putting only one drywell near the intersection of 30th and Kaloli.

Rick asked how much flooding has increased maintenance costs in the area.

Rick proposed widening and leveling the easements and trimming overhanging branches.

He suggested the committee ask for bids. Ryan suggested that they be bid on separately, as widening the road and cutting vegetation are very different activities. Erhard suggested hiring an operator through a labor service to knock out rocks to widen the easements.

Rick Frazier moved to require the General Manager to bring to each Board meeting the “books” of outstanding and completed complaint forms for review and a detailed report of the month’s road maintenance activities. This report shall contain:

- 1) beginning and ending dates
- 2) grader and roller hour meter readings
- 3) road maintenance progress detail by road, including materials applied, if any, and note if outside of the plan as a response to a complaint
- 4) road plan for coming month, with details by road
- 5) other activities, such as repair of road signs, machine maintenance, including hours expended away from grading activities

Gerard Silva seconded the motion, which passed unanimously.

Rick provided a sample form for the road maintenance report. Allan asked that whatever form is used be consistent each month. Bobbi suggested that David be involved in designing the form.

Gerard said the reports will help the Board determine whether it needs to hire additional labor for minor jobs.

Lot Consolidation: Allan researched the lot consolidation process and determined that it is so costly that it will not be used as a technique to reduce road maintenance fees.

Morgan reported that only two owners have consolidated since she has been working for HPPOA.

Allan Deehr moved that the Board take no action on lot consolidation until the Bylaws are undergoing revision. Gerard Silva seconded; the motion passed unanimously.

Adjournment: The meeting adjourned at 9:00 p.m.

Respectfully submitted by:



Kirstie Goin, Recording Secretary



Mark Cook, Corporate Secretary

Motions Log 12-8-04

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