

Hawaiian Paradise Park Owners Association
Approved Minutes of the General Membership Meeting
February 27, 2005

Call to Order: The meeting was called to order at 3 p.m. by Frank Annin, President.

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

Lot Owners Present: Shepherd Bliss, Paul Grebinar, Ron and Joyce Kalawe, Peggy J. Hinshaw, Cornelius Esperagu, Gail Clarke, Robert Soares, Suzanne and Robert Kita, Kathy Pitts, Marie Isom, Tom Burnett, Sam Grant, Vivien C. Whitney, Bobbie Alicen, Jerri Moore, Melanie Falcon, Ann Pease, Linden Whitfield, William Babchuk, Tom Hoefflinger, Daniel Greenlaw, James L. Schneider, Elva Jones, Jim Brown, Gloria Whiteley, Floyd and Marlene Lundquist, Gary Jung, Ahmed Rifi, Mary Rifi, Doris Carlson, Douglas S. Hough, Donald Tinker, Thomas and Janis Faught, Manuel S. Mattos, Helene Sekura, Jeane Kubera, Janet Tebo, JoAnne and Steve Backman, Rod Thompson, Ron Phillips, Michael Dzierko, Jeannie Beddow, Bill Snorgrass, Susan Hicks, Mary Marvin Porter, Tabetha Block, Valerie Robertson, Chris Backman, Kile Golden, David Lindbergh, Ingrid Tillman, Walt and Norma Bell, Lewis Sinclair, Brook Demmerle, Fred Keske, Margaret Czernicki, James Weatherford, Tegen Greene, Dennis Davis, Ethan Tengen, Royce Wilson, Rosa Ahrens, Dan Payne, Maureen Gapp, Daniel Santos, Jeff Edwards, R.J. Falk, Robert Wilson, Peter Frost, Louise Wisechild, Richard Stutsman, William Morehouse, Carlton Stout, Joyce Adkins, Peter and Helen Nelson, Fred and Marleni Wohlschlagel, Robert Olin, Bill Thomasson, Noreen Parks, Gerald Stehura, Donald Morris, Linda Penn, Lani and Erwin Chase, Larry and Sue Pirtle, Pat Sims, and John Schinnerer. 157 lots were represented.

Guests: Denise Laitinen, Gary Safarik, Helene Hale, and Skip Bethea.

Firewise Presentation: Denise Laitinen explained that Firewise is a national fire safety program founded by the USDA and the National Fire Protection Association. Firewise helps create community mitigation plans for dealing with brushfires. She distributed handouts with a landscaping checklist and information on preparing one's home and property for fire safety.

Gary Safarik

Alternate Route: Gary Safarik explained that the proposed alternate route through Puna is planned to be a State highway. The Puna Regional Circulation Plan, which will be released in approximately sixty to ninety days, will recommend to the County and State the best easement for an alternate route. A meeting is scheduled for March 3 in Pahoia to allow additional public input on the issue. Townscape, a planning and engineering company, has held four previous public meetings in Puna, and has initially proposed that the route run along 15th or 16th through the Park. Safarik said the goals are to connect

Highway 130 with Highway 11, to alleviate traffic on Highway 130, and to provide an escape route for the subdivisions in case of emergency. Safarik suggested that the escape route should run from four corners in Kapoho to Hilo.

Jeannie Beddow asked why the State does not widen Highway 130 to four lanes instead. A lot owner asked about the plan which was developed by HPPOA members in 1994.

Safarik said it was never approved by the County. He said the new Community Development Regional Plan, which will begin in the next six months, will decide where roads will be built and how much will be spent. He said this plan will rely 90% on public input, 10% on the old plan, and will consider the needs of all the Puna subdivisions.

Shepherd Bliss stated that he has attended the public meetings and advocated the use of transits and providing facilities for bicycles and walking. He said he was the only member of the Community Advisory Group who questioned the need for a 100-foot easement for the alternate route.

James Weatherford said he is a member of the Community Advisory Group and has supported a 100-foot easement with bike lanes, a dedicated bus lane, and two lanes which will not be a high-speed highway. He said homes were displaced for Highway 130, and everyone in the community benefited.

Safarik promised the lot owners that if they do not want an alternate route through the Park, it will not happen. "I don't think it's appropriate to have a 100-foot road go through the subdivisions," he said. He added that at the present time, only one-third of the 8800 lots in the Park have homes built on them. "If you get to seventy-five percent build-out in this subdivision, you won't be able to get onto 130 from Maku'u, Paradise, Kaloli, and Shower." He said he would look into paving a "B" road, or secondary road, for an escape route which could be expanded as population demands.

Lonnie Chase said that "not everyone will be happy, no matter what happens," and asked that "we all come together and resolve the problem."

Carlton Stout suggested that the Board form a subcommittee to address the question of an alternate route.

Jeff Edwards said that 28th is already paved—use it as an escape route in emergencies.

Jim Brown said he lives on 32nd, and suggested paving it as an emergency route.

Jerri Moore said to fix the mess on Highway 130 before starting another project.

Noreen Parks asked that future public meetings be announced in *The Conch* and be made better known to the general public. Frank Annin said meetings can also be posted on the website. Safarik said he would put a datebook on his website, also.

[NOTE: Townscapes's e-mail address: mail@townscapeinc.com

Gary Safarik's e-mail address: gsafarik@co.hawaii.hi.us]

District Improvement Project: Safarik explained that he has been working with the Board to make the subdivision an Improvement District. This would allow the County to float a bond, to be repaid with HPPOA's road maintenance fees, to finance "infrastructure improvement" in the Park.

Robert Wilson said that turn lanes are needed immediately from the main roads onto Highway 130.

General Manager's Report: Bobbi Stutsman reported that the office will be closed to walk-in traffic two days a week through the end of March to allow the staff to process road fees. Calls are returned on Mondays, Tuesdays, and Fridays.

David Day has been off with a medical condition since December 23. Two temporary workers have been hired. They have graded and rolled from the top of the subdivision through 27th.

Bobbi is obtaining bids for widening of the shoulders on the main roads and for resurfacing Paradise Drive.

Yamada & Sons will pave swales and install drywells on 30th Ave., which will impact 29th, 28th, 27th, and 26th as well. If it is successful, drywells may be installed in other areas. Yamada will also pave the remainder of 28th to Maku`u.

Districts 5, 7, and 8 are up for election.

A typographical error in the By-Laws regarding the number of words for a candidate's statements appears on page 13, Section 8A. It should read "200 words or less", not 100. The safe room addition to the office is almost finished; it provides a fireproof storage area for files and records. Board director Erhard Autrata has been instrumental in assisting with this project.

Owner Input: [Bobbie Alicen facilitated the comments; JoAnne Backman recorded the items on the flow chart.]

Shepherd Bliss said that the planning of the alternate route through Hawaiian Paradise Park "is pretty far along" at this point. He said, "In the draft itself, it says, 'Most residents of Puna agree that an alternative route to Highway 130 is severely needed.' " "It is now on record that a significant number of people have objected." He argued that the route would create noise and stimulate development. Traffic lights would be installed, and 55 homes would be condemned. He suggested a cost/benefit analysis to produce a workable plan.

Linda Penn asked why the Board does not use chip and seal on the roads.

Tom Hoeflinger commented that K Road is in terrible condition.

Louise Wisechild asked that walking paths be added for safety and to promote community.

Brook Demmerle said that an emergency escape route is needed in case of earthquake or volcanic eruption, but that it is important to keep the rural beauty of the Park.

Jeff Edwards said that unlicensed motorcyclists are creating noise and unsafe conditions on 28th, and asked that newcomers and developers be asked not to level all the trees on the lots.

Ed Chase said that 28th and 29th have become drag strips for motorcycles, especially on weekends.

Rod Thompson proposed alleviating the flooding at 12th and Maku`u; he estimated the cost at \$7,000-13,000.

Marlene Lundquist said that the main roads need to be restriped.

Doug Hough asked the Board to install a sound system in the Activity Center.

Manny Mattos said that kids waiting for the school buses are at risk, and asked that the Board widen the shoulders and provide bus stops. He also asked about increasing access to County water lines.

Lewis Sinclair asked that shoulders on the main roads be widened and cinders added.

Also, the mailboxes are too close to the road. He said that if the Activity Center could be used for a community theater group, they would install sound and lighting systems.

Louise Wisechild suggested that the mailboxes could be used as information points.

Jim Brown suggested putting bulletin boards to post notices.

Tegen Greene suggested putting pressure on the Post Office to get more mailboxes.

Lindel Whitfield said that in San Diego, residents were required to purchase the boxes themselves. She was informed by the Post Office that there was not sufficient personnel to process more mail in the area.

Thomas Faught said residents must appeal to the Postmaster General to increase local mail service.

Board Members' Response

Chip and Seal: Gerard said chip and seal works better in dry areas, but the Park has too many problems with flooding.

K Road: Frank said that the road crew is working Monday through Saturday to catch up on maintenance.

Walking Paths: Frank said safety is a concern of the Board. Paradise Dr. will be widened to County standards, with five feet on each side for shoulders.

Motorcycles: Rick said that if residents call the police department and ask them to respond, they will. One solution would be to ask the police to patrol the area after school and on weekends.

Shoulder Improvement: Rick said that bids are being solicited for improving the shoulders to five-foot mowable aprons on each side.

Striping: Frank said this will be added to the budget for the upcoming fiscal year.

Mailboxes: Frank said the Association can make phone calls to request more boxes.

Approval of Minutes: **Barbara Kahn-Langer moved to approve the minutes of the General Membership Meeting of June 27, 2004, as corrected. Gerard Silva seconded; the motion passed unanimously.**

Treasurer's Report: Allan Deehr reported that the primary account balances as of January 31 were:

Roads Savings and Checking	\$760,239
Non-Roads Checking	30,230
Activity Center Reserve	36,269
Restricted Reserve	<u>20,484</u>
TOTAL	\$847,222

\$579,800 in 2005 road assessments have been deposited, and \$193,495 in delinquent fees and interest have been collected. The Association has \$1.4 million at this time.

As of January 31, 33% of the \$1,007,120 Roads Budget and 22% of the \$40,270 Non-Roads Budget had been spent.

Monies have been deposited in several financial institutions so that the amount in each does not exceed \$100,000.

All delinquent accounts have been recalculated, and liens have been recorded on 440 lots with an outstanding balance of more than \$350. The Board has authorized the Treasurer to commence action against the ten properties with the greatest outstanding balance, including if necessary, attachment, execution on lien, foreclosure, and writ of possession as authorized by the By-Laws.

Allan also acknowledged Don Tinker's contribution in caring for the Activity Center.

Coqui Squad: JoAnne Backman reported that as of January 31, the account balance was \$22,703.62. The committee has not solicited further donations since the completion of its spraying project in October, at a cost of \$10,568. Twelve properties were sprayed; a major problem was lack of permission from lot owners to spray contiguous lots. The committee meets the second Tuesday of each month. It is not a spraying service, but an educational group working to obtain support from government agencies. "How to Catch a Coqui" with B11SC Frog Hunter at Hawaii Honua Boy Scout Center, is offered Wednesdays at 5:30-7:00 p.m. RSVP at 987-7335.

Neighborhood Watch: Larry Pirtle reported that his group of about thirty members is trying to do the work of 150. Their goal is to have a road captain on every street. He acknowledged the problem of getting police response in the community. The committee meets the third Thursday of each month at 7 p.m. in the Activity Center library.

Unfinished Business

District Improvement Project: Gerard commented that Gary Safarik already explained the District Improvement Proposal, whereby the County will float a bond to raise monies for paving, to be repaid with HPPOA road fees.

New Business

Nominating Committee: Suzanne Mayhew, Carlton Stout, Jim Brown, Douglas Hough, and Lewis Sinclair volunteered to serve on the committee.

Gary Jung moved that Suzanne Mayhew, Carlton Stout, Jim Brown, Douglas Hough, and Lewis Sinclair be approved for the Nominating Committee. JoAnne Backman seconded; the motion passed unanimously.

Adjournment:

Jim Brown moved to adjourn; Allan Deehr seconded. The motion passed unanimously.

The meeting was adjourned at 5:40 p.m.

Respectfully submitted by:

Kirstie Goin, Recording Secretary

Mark Cook, Corporate Secretary

Motions Log 2-27-05

Approval of Minutes: Barbara Kahn-Langer moved to approve the minutes of the General Membership Meeting of June 27, 2004, as corrected. Gerard Silva seconded; the motion passed unanimously.

Gary Jung moved that Suzanne Mayhew, Carlton Stout, Jim Brown, Douglas Hough, and Lewis Sinclair be approved for the Nominating Committee. JoAnne Backman seconded; the motion passed unanimously.

Jim Brown moved to adjourn; Allan Deehr seconded. The motion passed unanimously.

B. Stutsman (G.M.) Report to the General Membership
February 27, 2005

- ❖ David Day, Road Supervisor, has been off work due to a medical condition since December 23, 2004. It was thought he would be returning soon after the New Year but was unable to do so. Clyde Wheatly was hired on a temporary basis January 21, 2005 for all the tasks associated with Road Maintenance. Clem Kamakea was hired February 15, 2005 specifically for grader work. 33rd Avenue through 28th Avenue has been graded and rolled, end to end. Clem is operating the grader and Clyde the roller. On Wednesdays, Clyde takes care of signage, rubbish removal, identifying abandoned vehicles, etc. He is also responsible for maintenance of the heavy equipment, keeping the phone log of road calls and completing the Road Work Log. I am pleased with both these workers and the work they have accomplished so far. With two people working on the roads, we are catching up with the Road Recovery Schedule. This was on the cover page of the Bylaws sent out last November. At this pace, I believe we will be able to maintain the "Preparation for Stage 2" time frame.
- ❖ I am in the process of obtaining bids for shoulder widening. I will also be obtaining bids for Paradise Drive resurfacing. Our goal is to begin work on Paradise Drive sometime in July of this year when we have the new budget for that fiscal year. All bids are reviewed and approved by the Board of Directors.
- ❖ Yamada and Sons were awarded the contract to put in 4 dry wells, a swale (water gutter) and paving on 30th Avenue between the highway and Kaloli. Yamada and Sons were also awarded the contract to pave 28th Avenue between Paradise and Maku'u. The proposed contracts are being reviewed and a date to begin will be established once the contract is signed.
- ❖ Districts 5, 7, and 8 are up for election for 2005-2006 fiscal year. Candidate forms must be in the office by April 4th. Our goal is to have the Ballots in the mail by the end of April/first week of May. The Ballots must be received by the League of Women Voters no later than June 17, 2005. The results of the election will be announced at the June 26, 2005 General Membership Meeting.
- ❖ The Bylaw amendments of June 12, 2004 changed the number of words allowed on candidate ballot statements from 100 to 200. I became aware that there is a typo on page 13, Section 8 (a). It should read "two hundred (200) or fewer words ...", not one hundred (100). Please correct your copies accordingly. This acknowledgement of the typographical error, which will be noted in the minutes of this meeting, serves as notification of this correction. Should the Bylaws be amended in the future, this correction will be made to the Bylaw text.
- ❖ The safe room, which will house all lot owner files, legal documents, legal historical information plus office supplies and small equipment, has finish

exterior paint and is in the process of being painted on the interior. An electrical light has been installed and once the painting is completed, I will call for final inspection. Erhard Autrata has been instrumental in the beginning stages of getting this building done and finding quality and skilled craftsman to complete the project. I am most grateful for his efforts.

GENERAL MEMBERSHIP MEETING

February 27, 2005

OWNER INPUT

Townscape 536-6999 mail@townscapeinc.com

Gary Safarik 443-1264 (c) gsafarik@co.hawaii.hi.us

"How to Catch a Coqui" with B11SC Frog Hunter at Hawaii Honua boy Scout Center, Wednesday. 5:30-7:00 p.m. RSVP 987-7335.

- Shephard Buss Townscape. Committee member - Advisory Group for Puna District Reorganization Plan. People objective to alternative route; 55 homes affected.
- Linda Penn Chip & seal for roads.
- K Road conditions.
- Safety concerns, walking paths.
- Safety emergency route, maintaining lifestyle.
- Motorcycle riding nuisance late at night, tree saving 28th/29th.
- 12th @ Maku'u flooding fix \$7 - 13K.
- Fresh water access.
- Road striping plans - main roads.
- Decent PA system for Activity Center.
- Speed enforcement.
- Widening of Main roads. School kids waiting areas.
- Main road shoulders. Mail boxes too close to road. Lighting system in Activity Center.
- Info boards @ mailboxes.
- Garage sale sign removal. [signs removed from poles in Park]
- More mail boxes. Board sup. Contact Postmaster General.
- Mile paved road yr/how prioritized. [How many miles paved/year]