

**Hawaiian Paradise Park Owners Association
Approved Minutes of Board of Directors Meeting
July 14, 2004**

Call to Order: The meeting was called to order at 7:06 p.m. by Frank Annin, President.

Members Present: Frank Annin, President; Mark Cook, Secretary; Allan Deehr, Treasurer; Erhard Autrata and Barbara Kahn-Langer.

Lot Owners Present: Robert Ferolano, Brook Demmerle, Paige Miller, Gary Jung, JoAnne and Steve Backman, Mario Payne, Judith Fekete, Minda Payne, K.T. Cannon Eger, Sandra McKey and Sean McKey.

Owner Input: Robert Ferolano asked if Maku`u and 32nd could be paved; he presented pictures of the present condition of the road.

Gary Jung asked that extra agendas and treasurer's reports be available to lot owners at Board meetings.

JoAnne Backman stated that she had hoped that the man with the divided lot at the General Membership meeting could have received a clearer answer from the Board.

Allan Deehr remarked that this man raised the same issue last February; Allan read to him the article of the Bylaws answering his question at that time.

Paige Miller asked the Association to require that driveways open onto side roads rather than main roads whenever possible. Robert Ferolano stated that this was provided by HPPOA in the past, but it was never enforced. Barbara Kahn-Langer asked by what legal authority the Park can enforce such rules? Paige Miller quoted the Bylaws' statement that the Board will "manage roadway easements." He asked that this be added to the Bylaws.

Bobbi Stutsman stated that new owners frequently ask for community guidelines; many concerns could be alleviated in this way.

Brook Demmerle suggested creating a vehicle for discussing emergency access, commercial zoning, and a secondary roadway through Paradise Park.

Barbara asked that the roadway issue be put on the agenda for August.

Approval of Minutes: Mark Cook moved to approve the minutes of the Board meeting of June 27 as written; Allan Deehr seconded. Mark Cook, Allan Deehr, and Erhard Autrata voted to approve; Barbara Kahn-Langer abstained. The motion passed.

Treasurer's Report: Allan Deehr reported that the total expenditures for the 2003-2004 fiscal year were \$1,093,813.57. Total income was \$1,081,445.81, making a net loss of \$12,367.76.

The Association currently has seven bank accounts, totaling \$1,039,705.19. The accounts payable totaled \$22,042.88.

Bobbi stated that the four savings and reserve accounts total over \$63,000; they earned only \$15 for the month of June. She and Allan have discussed means of increasing the interest earned.

Barbara Kahn-Langer moved for the ad hoc financial committee to meet at 7 p.m. July 28. Mark Cook seconded; the motion passed unanimously.

Frank Annin appointed Allan Deehr to head the ad hoc committee; which is comprised of the entire Board.

Special Reports

General Manager's Report: Bobbi Stutsman mentioned the Bylaws amendments that directly affect the Board of Directors:

- 1) Choosing an edition of Robert's Rules
- 2) Administering an oath of office to new members
- 3) Board candidates' presentations have been expanded to 200 words
- 4) Prepare and approve Capital Improvement Plan with minimum 3-year horizon
- 5) Minutes record how each Director votes on each motion
- 6) Bylaws committee members are elected by the general membership

In a couple of weeks, the Association will have a permit for the cinder block room to be added onto the office for storage and fire protection of the files. Volunteers are needed to supervise the labor and build the addition; the plans are in the office.

Bobbi and Morgan are purging old paperwork not pertinent to current owners from the owner files. She will keep any information which helps reconstruct the history of a current situation.

David Day submitted a list of his recommendations regarding aprons and a list of paving concerns. He has been working on the roads every day with materials and the grader. He does return calls from owners. David is aware of which roads need widened.

Many roads have overhanging trees and shrubs in the easements which need pruned back; Bobbi suggested that each Director try to recruit volunteers from his district to do this once a month.

While taking a bid for preparation of the shoulders, a question arose about removal of tree roots possibly making the trees unstable enough to fall on power lines. Bobbi wants to check whether HELCO will assume responsibility for removing upper branches before the roots are taken out.

Ornamental vegetation encroaching on the easements will have to be removed by the lot owners before work is done.

The Fire Department has asked Ryan to cut back trees on Beach Road that are hitting the equipment. Ryan asked them to call the office.

Bylaws Amendment Vote Results: The amendments passed by a vote of 996 to 21.

Coqui Frog Squad: JoAnne Backman said that the Board has granted permission to spray the Activity Center lot. Permission forms are being returned; spraying will begin when permission from lot owners is received.

Unfinished Business

District Improvement Proposal: Frank Annin said that the committee will meet with Gary Safarik July 15 to draft the resolution for the County Council. Frank asked Gerard Silva to head the ad hoc committee in his stead, since he was elected President of HPPOA. Gerard will present a recommendation to the Board on how road monies are spent to maintain the roads while the proposal is completing its thirteen steps.

Security: The Board needs to decide whether to spend \$10,000 to fence the entire community lot, set up video surveillance, or take alternative action to ensure the security of the property. Paige Miller said that unless the camera is infrared, it may not work at night. Bobbi said another concern is whether the camera can be stolen.

Mark Cook moved that the General Manager seek bids from three professional providers of video surveillance systems. Allan Deehr seconded; the motion passed unanimously.

Bobbi said that the Road Supervisor's 8-cylinder truck is running much better since it was tuned up; she suggested that purchasing a 4-cylinder truck as approved by a previous motion is not an immediate need at this time.

Barbara Kahn-Langer moved to change Morgan Sky's title from Office Associate to Administrative Associate; Mark Cook seconded. The motion passed unanimously.

New Business

Neighborhood Watch: Larry Pirtle is chair of the Neighborhood Watch committee; the Board decided to invite him to report at Board meetings.

Malamalama School: A representative of HPPOA is needed to attend the Board meetings of the school. Mark Cook offered to do this until a suitable replacement is found; he will ask if there is an HPPOA member who is a parent of a Malamalama student willing to serve on the school's Board. Their lease will need to be renegotiated.

Announcements: Brook Demmerle again invited the Board members to attend the facilitation training to be offered at the Activity Center the first three nights in August. Seven people have signed up for the training, including Bobbi Stutsman.

Adjournment: The meeting was adjourned at 8:35 p.m.

Respectfully submitted by:

Kirstie Goin, Recording Secretary

Mark Cook, Corporate Secretary



Motions Log July 14, 2004

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