

Hawaiian Paradise Park Owners Association
Approved Minutes of the General Membership Meeting
June 26, 2005

Call to Order: The meeting was called to order at 3:02 p.m. by Frank Annin, President.

Members Present: Frank Annin, President; Barbara Kahn-Langer, Secretary; Allan Deehr, Treasurer; Erhard Autrata, Bill Carlson, and Barney Sheffield. Bobbi Stutsman, General Manager, was also present. (Gerard Silva was absent.)

Lot Owners Present: Donald Tinker, Doris Carlson, Brook Demmerle, Gary Jung, Lloyd Cabral, Richard and Joyce Kjarsgaard, Gloria Whitely, Ron Phillips, Elizabeth Salfen, Robin Wright, Shepherd Bliss, Erhard and Daghild Rick, Richard Stutsman, Craig and Gladys Brigham, Walter Bell, Fred Keskr, Linden Whitfield, Dan Payne, Jan Matthews, Ben Mead, Carolyn Chase, Lucas Clebsch, Jacquelyn Benton Ching, Muriel Maxine Jenkins, Bob and Suzanne Kita, Blair and Barbara Ball, Susan Hicks, Felicia Noel, Jeannette Kent, Richard Sunden, Ruth Mizuba, and Rod Thompson.

Guests Present: Jim and Carey Klyman and Erhard Autrata Jr.

Opening Comments: Frank asked who was attending for the first time. Guests Jim and Carey Klyman and new members Richard and Joyce Kjarsgaard, Felicia Noel, Blair and Barbara Ball, and Elizabeth Salfen introduced themselves. Maxine Jenkins said she has lived in the Park for 38 years and "this is the first time in years that I've been here." Frank recognized the contributions of Walter Bell and the *Conch* staff, Larry Pirtle and the Neighborhood Watch committee, which sponsored a recent community clean-up, JoAnne Backman of the Coqui Frog Squad, and Donald Tinker, longtime former Board member who oversees the Activity Center.

He also thanked Gerard Silva and Barbara Kahn-Langer, whose terms end today. Gerard will continue his work on the District Improvement Project, and Barbara will continue as chairperson of the Master Plan Review Committee.

Frank also thanked Morgan Sky and Bobbi Stutsman, the office staff, and his wife, Karen, for helping behind the scenes.

The Board of Directors is considering applicants to fill Rick Frazier's vacancy in District 1. Also, the Board is seeking an Association member who is a parent of a Malamalama School student who would like to serve on the school's Board.

Two bills were before the State Legislature this spring which would have raised the cost of paving and construction in private subdivisions by 30-40 percent. Partly due to an active phone campaign by the HPPOA Board of Directors, HB 1214 and SB 935 failed. The HPPOA Personnel Policies and Practices, House Rules and Standards manual will be completed in early fall.

Approval of Minutes: Richard Stutsman moved to approve the minutes of the General Membership meeting of February 27, 2005, as written. Gary Jung seconded; the motion passed unanimously.

Treasurer's Report: Allan reported that as May 31, the account totals were:

Roads Savings (current year)	\$ 548,160
(05-06)	<u>\$ 266,328</u>
TOTAL	\$ 814,488
Road Investments (05-05)	\$ 700,000
Roads Checking	\$ 35,056
Non-Roads Checking	\$ 28,678
Activity Center Reserve	\$ 36,271
Restricted Reserve	\$ 20,391
Coqui Eradication	<u>\$ 22,313</u>
TOTAL ALL ACCOUNTS	\$1,658,142

HPPOA funds are now deposited in four financial institutions to protect against uninsured cash balances. This fiscal year, \$239,956 in outstanding accounts receivable have been collected, leaving \$291,249 in unpaid road assessments prior to 2005, plus approximately \$148,376 in accrued interest. The office staff has had to hand-calculate 1300-plus past-due accounts to correct amounts of interest charged.

The ten most delinquent properties were notified of impending foreclosure proceedings. Three have paid in full, one has paid in half, one is being paid upon pending sale, and the other five have been turned over to attorney Ted Hong for foreclosure. The County may foreclose on three of these, in which case the liens to the Association would be paid without incurring the expense of foreclosure. Allan will propose that the Board commence foreclosure actions against the remaining 45 properties with balances in excess of \$2000 each.

As of May 31, \$966,328, or eighty-three percent, of the 2005 road fees had been collected.

For the current fiscal year, the road expenditures will come in approximately \$203,000 to \$205,000, or 3 percent, under budget and the non-roads expenditures will come in approximately \$40,000, or 41 percent, under budget. Unused balances will carry over to the new fiscal year's budget.

Barbara Kahn-Langer moved to accept the Treasurer's Report as presented; Erhard Autrata seconded. The motion passed unanimously.

Special Reports

General Manager's Report: Bobbi reported that Clyde Wheatley was hired on a temporary basis in January to drive the grader, and was added to the payroll on June 16. Kekoa Nao'oka is driving the roller. David Day is no longer an employee.

The road recovery program has been altered to include filling potholes on the cinder roads. Stage 1, grading of all the roads to bring them to a minimum condition, should be completed next week. Potholes will be filled preparatory to Stage 2, adding of materials as needed, grading and rolling. Once Stage 2 is completed, the maintenance schedule provides for each cinder road to be graded and rolled a minimum of twice a year. Residents can notify the road crew of potholes on the cinder and asphalt roads by calling 966-4988.

Oceanic Time Warner is waiting for our contract conditions regarding their use of HPPOA land for a hub. Some of those conditions are to provide computers, and Roadrunner and internet services in the library for community use.

Projects currently underway include the swales, drywells and paving between Kaloli and the highway on 30th Ave.; shoulder widening on 28th from Paradise to Maku`u, which will also be paved; and repair of the Activity Center roof preparatory to painting and replacing gutters. Bobbi asked for volunteers to help trim and repair the roof.

The Association has accepted a bid for leveling the pavement on a section of 28th Ave. where a number of accidents have occurred.

Bids are out for the paving overlay of Paradise Dr.

A new sound system has been installed in the Activity Center, and a cabinet is being built to house the equipment.

The Park has no authority to deal with ATV's which are damaging the roadways, and suggested that owners keep vigilant in notifying the police, as well as speaking to the drivers and their parents personally "in a kindly but firm manner".

She asked owners to be aware of the growth on lot boundaries to keep plants out of the easements. The road crew will cut back foliage which hinders visibility, especially on the corners.

Master Plan Review Committee: Chairperson Barbara Kahn-Langer thanked the original members of the Master Plan committee. In April the Board moved that a committee be formed to update the 1997 Master Plan. The committee meets the first and third Wednesday of each month from 5 to 6:30 p.m. in the library; the meetings are open to the public. It is reviewing the document line by line, updating, amending and considering how the Master Plan coordinates with the County's General Plan. The revised Plan will be submitted to the Board for final approval. Copies of the original Master Plan are available in the office for \$5.

A member asked if the Plan could be posted on the website. Morgan responded with a reluctant yes.

District Improvement Project: Frank reported that the Board has been working on this project for a year and has gotten through some roadblocks but has not yet received County approval, contrary to an article published in the Tribune-Herald. Corporation Counsel has verbally stated that the County can back funding for private roads; the Association hopes to receive a commitment in writing in the next two weeks. Councilman Safarik plans to present the resolution to the County Council in August.

New Business

Proposed Bylaw Changes: Frank explained the discrepancy in length of terms between elected directors and those who are appointed to fill vacancies. He suggested that the members elect a Bylaws Committee to review the issue.

Jackie Benton Ching moved to elect a Bylaws Committee. Ruth Mizuba seconded; the motion passed by more than a two-thirds majority. (There were 3 votes against; the votes for were not counted.)

Ruth Mizuba nominated Jackie Benton Ching, Allan Deehr nominated Walter Bell, Bobbi Stutsman nominated Bobbie Alicen, Barbara Kahn-Langer nominated Ben Mead, and Elizabeth Salfen nominated Barbara Kahn-Langer.

Allan Deehr moved that nominations be closed. Barney Sheffield seconded; the motion passed unanimously.

Jackie Benton Ching, Walter Bell, Bobbie Alicen, Ben Mead and Barbara Kahn-Langer were elected by acclamation.

Election Results: Frank announced that the new Directors are Luke Clebsch for District 5, Ron Phillips for District 7, and Lloyd Cabral for District 8.

Owner Input: Brook Demmerle facilitated the comments. Frank announced that this is her last meeting, as she is moving back to the Bay area. Brook gave the following guidelines for facilitated meetings:

- Respect the opinions of others
- Listen; don't interrupt
- Don't talk to your neighbor when others are speaking
- Participate in the group process

Jackie Benton Ching expressed concern that construction work in the Park is creating rubbish and damage to the roads, and asked whether construction vehicles are being monitored and compensation for damages is being collected.

Rod Thompson reiterated his concern about the flooding problem at 12th and Maku`u, which has been fourteen to sixteen inches deep at times.

Maxine Jenkins asked whether a speed bump could be put on Heiau Rd. to protect pedestrians from speeders.

Ruth Mizuba said that ATV's have been a problem on her road. The police informed her that the vehicles can be confiscated if they are intercepted; she suggested that owners mail complaints to Officer Taka, the Community Policing Officer, who has been responsive to calls about the problem. Also, she has had good results speaking to the kids and supports a proposed alternate pathway for the ATV's.

Ben Mead asked about the statement in the Tribune-Herald that the Board of Directors supports the rezoning of three or four acres along the highway to commercial. Allan said he saw the article, also, and the Board did not make the comment.

Suzanne Kita asked for an update on the planned alternate route proposal. Elizabeth Salfen responded that the Coalition Action Group met on June 24 to discuss Townscape's final report. They will release their report in the next thirty days, including all comments for and against. It will be posted on the internet. Frank said a few copies of Townscape's report are available in the office.

Richard Kjarsgaard asked if a directory of contact numbers is available. Bobbi responded that the office has copies of the Directors' phone numbers and e-mail addresses and is preparing a welcome package including contacts for County agencies, police, Humane Society, etc. Also, publications on hurricane preparedness and water catchment are available in the office. She said County water is available only on Paradise Dr. from the highway to 21st.

Walter Bell suggested that the Association have three general membership meetings a year, spaced four months apart. He said this would not require a change in the Bylaws.

Board Response: Bobbi said she has spoken to construction drivers, who have made promises they have not kept. The Association has no authority to make them do anything; the road crew picks up the rubbish being left. She suggested that if owners notify the office of the offending company, she will write letters complaining about their employees' actions. Tracked vehicles are not allowed to drive on the roadways. She encouraged owners to notify the office and the police whenever laws and Association rules are being violated. Elizabeth Salfen suggested submitting pictures of the offenders to the police, who will send letters to them stating that the Neighborhood Watch observed illegal behavior. Ruth Mizuba said if there is a consistent pattern, the companies can be charged for repair of the road. She suggested talking nicely to offenders, but calling the police promptly with descriptions of the vehicles.

Bobbi said she has received calls about construction noise; legally they can work from sunup to sundown.

Frank said the Board is aware of the flooding at 12th and Maku`u and will address Walter Bell's suggestion to increase the number of general membership meetings.

Bylaws Committee: Frank asked the committee to meet and elect a chairperson.

Ron Phillips moved that the newly-elected Bylaws Committee address only the issue of Directors' terms of eligibility. Allan Deehr seconded. The motion passed by a vote of 27 for, 20 against.

Adjournment: The meeting adjourned at 4:35 p.m.

Respectfully submitted by:

Kirstie Goin, Recording Secretary

Barbara Kahn-Langer, Corporate Secretary

Motions Log 6-26-05

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Barbara Kahn-Langer moved to accept the Treasurer's Report as presented; Erhard Autrata seconded. The motion passed unanimously.

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