

**Hawaiian Paradise Park Owners Association  
Approved - June Membership Meeting June 29, 2014  
Minutes**

- I. **Call to Order:** President, June Conant, called the meeting to order at 3:02 p.m. Quorum was established. The meeting took place in the Activity Center.
- II. **Roll Call:**
- a) **Board of Directors:** June Conant, President; Terry Michels, Secretary, District 3; Judy Sumter, District 5; Bill Newman, District 8; Bruce Derrick, District 2; Francis Ganon, District 1; [Excused Absence: Verne Presnall, Vice President, District 7]
- b) **Guests:** Dennis Stockton, Gyongyi Szirom, Sandra Collins, Laureen Campbell, B.J. Mullenix, Richard Marques, Ken McGilvray, Michael Bernard, Jon Martin, Terry E. McLean, Deborah Luce, Jeff Luce, Tom Jennings, Mayelin Stillwell, Deborah Hillman, Elizabeth Evesong, Carol Wozniak, Fran Calvert, Barb Robertson, Mary Hymer DeVincent, Ruth Mizuba, Mr. & Mrs. Roy Broadgat, Naomi Powers, David W. Daniels, David Walker, Beverly Hookan, Joan A. Galante, Wilfred & Kathy Tilton, Roger Hanson, Roseanne McLean, James Burnett, Juan Garcia, John Seastrom, Jo Maynard, David Prager, R.W. Koval, Deborah Koval, Al Bandur, Deborah M. Bandur, Mike Dickerson, Steven Crawford, Jerome Janto, Craig Crelly, Susan Hicks, Shaleen Curlee, R.E. Rainie, Anna Rainie, Elizabeth Weatherford, James Weatherford, Pauline Brautt, Sheldon Lehm, Karen Daniels.
- III. **Welcome Lot Owners and Guests.**— President welcomed everyone
- IV. **Approval of Agenda:** Motion to approve the Agenda by Roger Hanson, 2<sup>nd</sup> by [Unintelligible- maybe Bill or Phil W--ke?] – NOTE: After Multiple listening passes to the recording in an attempt to decipher what the gentleman stated or spelled out was his name, there was No Name even remotely similar to what is heard, to be found on sign-in sheet]]. Majority in favor. Motion carried.
- V. **Presentation by the HPP Community Action Committee – Update of HPP Master Plan and Possibility of HPP Town Center:** Terry Michels, Chairman of CAC, invited others to come out and put in their input. The committee meets at 4:30 on 2<sup>nd</sup> Thursday of the month. Bill Tilton presented a power point report. The meeting is to gather data to update the HPP Park Master Plan. Asked for input of community by surveys distributed today. They combined 2005 revision plan with '97 plan to get ahead in regards to being ready for development, rather than behind.
- a) **Community Action Committee (CAC) – Bill Tilton** explained that CAC is made up of members who responded to the announcement.
- b) **History of HPP - Presented by June Conant** - Gave a summary of the history from 1959 through 2010.
- c) **Improvements - Presented by Judy Sumter** – Improvements over the past 4 or 5 years include: Street reflectors & Road Identification, Increased number of paved roads (36.3 paved miles), signage, increased bus service, Enforceable speed limits, Reduced crime rates due to Neighborhood Watch & Paka (though noted a bit up since school's out and they could use more volunteers), Emergency Radio System, Red Cross Tsunami Center.
- d) **Map - Bill Tilton** showed a population map of houses built in HPP. Showed a map of paved roads done near majority of population. The present Test Bus route map shown goes in one direction and out another direction: in Maku'u and out at Paradise. They run from 6:25am until 4:50pm. Still in testing mode with hope that route will be expanded, which is based on how many people are using it. Map of Mail Box Centers on the roads. There is an idea of considering having a post office in HPP.
- e) **Activity Center - Presented by Terry Michels** – There is a Monthly Calendar with schedule of what is happening at the Activity Center, which can be reserved by Members for use.
- f) **Neighborhood Watch: Bill Tilton** explained what's being done and that HPP Watch website is online: hppwatch.ucoz.com -- They're working on establishing a Cert Emergency Team and developing a repeater radio network and noted that police give pointers on how to secure your property by calling the non-emergency number and requesting them to come out.

- g) **HPP Bike Path Committee** – John Seastrom is the head of the Committee and Terry Michels explained the history of the Committee and what was recommended for the Master plan including walking, hiking and bike paths with a map of the vision of what they'd like to envision for the future of HPP. They would love more community participation, noting they meet every 3<sup>rd</sup> Tuesday in the Library at 6:00p.m.
- h) **US Census Data 2010** – Growth is happening quickly. 11,404 is 2010 population. Population is expected to grow by leaps and bounds, already having more people in HPP than in Waimea.
- i) **Serving Our Community** – Presented by Joan Galante – There are already some Churches, Schools and Numerous Business Services in HPP. There is sign up encouraged for HPP members to add to the HPP Business Directory.
- j) **Road Blocks to Development in HPP** – Presented by Bill Tilton- Listed and including Deed restrictions with anything that makes money, but the 1958 plan of Watomull showed shopping malls, so that's a legal issue. Other roadblocks are Funding, Communications (the ideas of the people are needed), County Water/Street Lights. The only water coming in to HPP is the Fire Department and one or two community wells. Funding would have to come through the county. Pahoa has received a large amount of money in comparison to HPP, so that looks like a good opportunity. Need ideas and suggestions from the membership.
- k) **Town Center ?** – Presented by Judy Sumter – It first begins with gathering information from our community members: Your Vision, Your input, Your participation, Your time NEEDED. Master Plan of past was read and the documents are listed on the Websites. It would be nice for the community to be able to share their wares within the community and from the community. The potential is all here in the community, but it's not going to happen without help. There are over 3,000 children so activity areas and library would be helpful for them. The question is, "What is wanted for a Town Center?"
- l) **Surveys** – Important for Identifying Community Needs. They are posted on the web as well. Community is asked to please fill out all areas of the two surveys, so that the info can be used to revise the Master plan last updated by 2005. Community needs have changed and need to be updated.
- m) **Discussion/Questions** – Head of CAC committee – Question about how to get more mailboxes on the road and it was explained that it's a money issue. They can be put on school property, but road money cannot be used for that. A couple individuals are going to try to learn about grant writing in order to get some grant money for some of the things needed. One member was concerned about keeping HPP as an agricultural community and it was explained that is going to be maintained. HPP is deeded as agriculture, that's not going to change. The only issue is that the Town Center hasn't been addressed, so they are just focusing on a few deeds being changed for things like the Town Center. The question was asked, "Why do we need a Town Center with Pahoa and Keaau so close?" and it was answered in part for the elderly and that people have asked for more services in the Community. It would be more convenient to not have to get onto the 130 to do business and there are a lot of businesses in the park already. If you don't want a town center, put it on your survey. Your input is valued.

- VI. **Approval of Minutes from February 23, 2014:** Motion to approve February 23, 2014 minutes by Debbie Koval, 2<sup>nd</sup> by [Phil or Bill? Same UNINTELLIGIBLE NAME who approved Agenda]– Majority in favor. Motion Carried.
- VII. **Introduce New Board Members: 4 new board members:**  
1) Jo Maynard, District 5; 2) Janice Ashford- District 7 NOT PRESENT;3)Roseanne McLean, District 8;4)BJ Mullenix, District 9.
- VIII. **Volunteer Awards:** Larry Brennan, District 9, helped make policy; Laurie Ann Merthala always helped and volunteered when extra help was needed. Both in absentia today. Barbara Robertson, Neighborhood Watch person who stays in touch with everyone if there's anything suspicious going on. All gave Stunning Volunteerism to HPP. Karen and Dave Daniels were acknowledged for their contribution to making the Swap Meet happen.
- IX. **Treasurer's report:** Noted that it was in the packet distributed.
- X. **General Manager's Report:** Noted that it is in the packet distributed.
- XI. **Vote on time limit for Owner Input:**

**Motion to make the time limit of owner input for 3 minutes by Dick Koval 2<sup>nd</sup> by James Weatherford. Unanimous Vote in favor. Majority in favor. Motion carried.**

**XII. Committee Reports:**

- a) **Neighborhood Watch** – Michael Bernard spoke. Crime prevention organization, but not the police. Get to know your neighbors and crime goes down. They meet Every 1st Sunday of the month at 9am in the Library. Also noted that every 2<sup>nd</sup> Saturday they sponsor a swap meet. Summer seems to bring out a little bit more of the bad element including dogfights, so if you see something, say something. Call the police. There's a non-emergency number and you don't have to give your name, if you want to give them a call when seeing anything unusual or if you see squatters around in the abandoned buildings around the park. Sign-up to volunteer. Emergency radios are part of their program and they encourage neighbors to connect with each other so they know each other before a disaster happens. A question was asked about a house with multiple dogs barking all the time. Told to call the non-emergency police number to let them know.
- b) **Road, Traffic, and Safety – Mayelin Stillwell** – They identify safety hazards on the roadways. Contact the GM or come to meetings on the 4<sup>th</sup> Monday@3:30 to share your ideas with them. Please keep your road easements free and clear. Please, don't dump green waste on HPP greenways.
- c) **Path Committee – John Seastrom** – If you enjoy walking, bike riding and jogging, this committee is for you. They're trying to make safe paths. There's 5 members volunteering for this committee, out of 11, 000 residents, so they could use some more volunteers. Two paths in construction right now, one a perimeter path is being worked on around the entire park. They meet every 3<sup>rd</sup> Tues at 6pm in Library. Please come and sign up for email alerts for volunteer activities.
- d) **Community Action – Terry Michels and Judy Sumter** – Reminded all that they meet. 2<sup>nd</sup> Thursday at 4:30 in the library.
- e) **Test Roads – Bruce Derrick** – Different tests of road material will start in July.

**XIII. Unfinished Business:**

- a) Response to Owner's Input – Refer to Website [www.hppoa.com](http://www.hppoa.com) - it's not there right now, but needs to be there and checked on by new President. Response to owner input is not on the website, so that also needs to be checked on by the new President.

**XIV. New Business:**

- 1) According to the by-laws, they are to elect at least two new members to the Finance Committee – 6 people interested and all could be elected in, if the membership wanted: 1) Joan Galante, 2) Steve Crawford, 3) Sandra Collins, 4) Ken McGilvray, 5) Sandra Luce, 6) Verne Presnall:  
***Dick Koval motioned to elect all six volunteers to the Finance committee; Roger Hanson 2<sup>nd</sup> – Majority in Favor. Motion carried.***  
Discussion: B.J. Mullenix moved for three new members to be voted onto the committee, but previous motion on floor had to be addressed first. Another member wanted as many volunteers as possible. Then they voted.
- 2) **DOH Permit Review and Vote on Recycling Illegally Dumped Materials on our Roads.** {ATTACHMENT to be sent by June for the Minutes} (Owner Input Prior to Vote regarding "Permit Only") – Presentation by Scott Reilling Re: Department of Health Permit Rule to obtain or not obtain a solid waste facility. Pro: Business as usual – collect the road waste and then, when they have a load, they take it to the landfill. This creates cleaner safer roads. This is more efficient for the road crew. There are fewer trips to Hilo, and prompt removal of solid waste which creates cleaner and safer roads. This allows the crew to aggregate green waste at maintenance yard. They'd be looking into getting a chipper for the community green waste. That would give greater flexibility of management of the green waste in the subdivision. Currently, without the permit, if they pick up tires or furniture or appliances, that truck has to take them directly to Hilo, which takes one of the road crew out of service from whatever that crew member was doing. Otherwise they're left until a few are noticed and then they're all picked up and taken down to the dump in Hilo, so that's an unacceptable alternative. Cons given in the report were: 1)the cost of constructing the solid waste management facility for about \$6,000 to \$6,500; 2)cost of annual reporting to DOH is \$500; 3)hiring a hauling company to transport dumpsters a few times a year (this is optional if we want to put a dumpster in the area, so the yards stay clean) with a transport fee of \$300 per load, 3 to 4 times per year, about \$1,500. 4) engineer's cost for application submittal for the two permits, one for waste and one for green waste. If

no solid waste permit, then the **Pros** are no construction costs, no annual reporting, no application cost, no hauling costs (the cost of hauling of the 20 or 30 yard container to the landfill). As it stands now, abandoned solid waste can only be picked up, if it's taken directly to the county landfill. Green waste must be picked up directly from the site and taken to a county green waste facility, if we don't have a permit. **Cons** of not having a permit include: consuming manpower and increasing costs, increased costs for green waste and solid waste movement and management of green waste. A Map of the area was shown showing a fenced area for green mulch, dumped furniture and future expansion. It will be done neater for storing until the waste can be taken to the dump. Until they have enough tires to go to Leo's rubbish, the permit would allow managing the illegally dumped waste properly Do we want to apply for a permit and manage the illegally dumped material properly or change now and leave it on the road until we can plan a pick-up trip for it all piece by piece.

**XV. Owner's Input for DOH Permit Review:**

- a) Roger Hanson – Approves of applying for the Permit.
- b) Gyongy Szirom – Approves of applying for the Permit.
- c) Al Bandur – Was a public works director on mainland. He thinks EPA will get involved and cost more later to monitor run-off from what's put in the area. He is concerned with storm water or run-off water. He wants morning p/up with loads to Hilo done each day. It will cost more in the future to maintain and monitor a facility like this.
- d) Joan Galante – Hawaii Administrative rules convinced her to approve this provision to make sure our staging operations are in compliance with the DOH Solid Waste section.
- e) Terry McClean – not a fan of the \$6,500 cost. He wanted to know how much for the permits. He is familiar with green material from where he worked and they had 4-5 fires a year in the compost piles and that has to be prevented by turning it, which would cost people being paid. He wants a better way that costs less.
- f) Kimo D. Vincent – Supported all except for the green waste processing at the center because it is picked up all over the park and all the little fire ants and termites get spread about after grinding.
- g) Mayelin Stillwell – Felt the cost to run it would require hiring more people because our people are behind already on other things. The cost of a chipper wasn't mentioned and would be needed. She wondered if it would encourage people to dump because they'd know it gets picked up because we have a dump center.
- H) Ken McGilvray, District 3: He thought the cost would be substantially higher than presented. This situation was created by the paved road improvement where they did that last 5 miles of paving, grubbing and clearing and we'd probably not be in trouble with Dept. of Health if they'd held the contractor who did it responsible for it. On 16<sup>th</sup> there's cut down trees since '09 and is a real problem. He knows tires are costly to take to Leo's and the transfer station, but is manageable. He is opposed to any kind of additional permit.
- G) Sandra Collins – Initial pile took 2 months to be cleaned up, and we still have a big problem on 16<sup>th</sup> street pile of garbage. She felt that the road crew isn't keeping up on the work they have to do now, so green and solid waste would be a problem because they're overwhelmed with what they're doing. She sees truck empty and it should be full every time it goes to Hilo. Chipper cost will be additional and needs noting in cons. There are so many rules by EPA if we start running a dump. Road maintenance is all we want and anything else is a waste of our money.
- H) Elizabeth Weatherford – Addressed Al Bandur's concern of monitoring water quality, which wouldn't apply to green waste. We are suffering under State rules of what we can and can't do. State mandates what county can and can't do. Regulatory agencies will be on our back whether we address the issue or not. She favors a green waste facility here because the albizias aren't going to go away. It would take money to manage the green waste but people want mulch and tree limbs and perhaps we could contract people to divert the waste and are better than just taking them to Hilo dump, which is a waste of time and energy. The heart of issue is the trees. We have to figure out something to make them an asset rather than a liability because we're going to be living with these tree problems forever.
- I) David Walker – Questioned getting a large dumpster and using their permit as an option.

***Motion by June Conant to apply for a permit by rule for the green waste and for the solid waste; 2<sup>nd</sup> by James Weatherford Favor: 15; Against: 40 - Majority against the motion. Motion didn't pass.***

**XVI. Owner's Input (3 Minutes per Owner) Other Issues:**

- a) Dennis Stockton – District 5 – Urged new board to scrub all by-laws that are anti common sense.

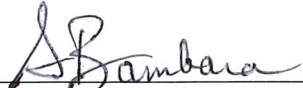
- b) Ken McGilvray – District 3 – Commented on his review of data about road fees, but felt they weren't getting as much service – felt increase in fees, increase in administrative costs meant some mismanagement happened. Questioned \$380 attorney fee because it wasn't approved by Board. June explained he also came to an executive meeting. The President offered to pay the five minutes she asked a question and they'd get an itemized billing from the lawyer.
- c) Katherine Garcia – Thanked the Board for volunteering and giving their time and energy. Mentioned how many people don't run because of abuse in the meetings by rude people. Asked for civility and politeness. Don't just shout out, it's discouraging and no wonder no one wants to run for the board. If you don't like the board members then run for next election. Thanked the road crew for their hard work and how well maintained the roads are.
- d) Jeff Luce – District 2 – Questioned why the newsletter, Conch, was cancelled as mailed, but available on line, which was because of costs. He couldn't find owner input online. He felt minutes online aren't current enough and the membership is nervous because the communication must get working better to know what is going on in HPP. He wanted to know who invited the attorney who defended Scott. He wanted to discuss the maintenance of chipper after initial cost because it breaks down. He's all for working on albizia problem and that it should be the number one discussion, but a \$30,000 chipper would not be big enough. He asked and found out permit cost, about \$500 for each permit per year.
- e) Joy San Buenaventura – Running for State House District 4 – She needs to know more fully about waste issue to have a position. She wanted August 9 voting problem noted and is pushing for absentee voting. Forms are available at the Activity Center. This is important because there are 5,000 registered voters for this one Activity Center for polling and it's going to be overwhelmed.
- f) Elizabeth Weatherford – Thanked June for providing food for meeting out of personal pocket. Robert's rules of order, chapter 13 mention notes that accusations being made against someone can entitle President to close down the meeting. She has asked for politeness in meetings.
- g) Craig Crelly – District 6 – Liked hearing that use of crews properly is happening. He wondered about rule of election signs and why his signs were removed when he was running. He wanted to make a motion to find out who did what with his signs on authority by whom. Political signs on main roads have been there for 90 days and the main road signs still are there. The staff is instructed to remove the political signs when they drive by.  
Point of Order: Bill Newman wanted to know how the member could make a motion and wanted a vote by the members. It was explained that it must be on the Agenda to be voted upon by contacting the next president. It was explained that to get something put onto the agenda, the Members go to their District Rep or contact President to get that onto the agenda to get it voted upon. It needs to go on the July Board meeting agenda.
- h) Kimo D. Vincent – Red dust on road might be causing cancer. He looked on State Health and it's the silica that flies into the air and causes cancer and red dust has the highest count of silica. Grey dust has the lowest silica, so he wonders why there's discussion about actually putting red dust back on the roads. Do people want cancer? He doesn't want it even discussed that red dust be put back onto the roads. Please note when looking at road composition material.
- i) James Weatherford – thanked Volunteers for their service on Board. Noted that the maintenance cost on unimproved roads has gone down, but expenses have gone up on paved service and that's why costs have gone up.
- j) Beverly Ho'okano – District 6 – Her main concern is the roads and costs ever increasing. She wants 25<sup>th</sup>/Maku'u to be one of those test road and wants action to move forward on roads.
- k) B.J. Mullenix – The reasons for road costs going up is the 12 million 20 year bond costs that go up and not because of whether roads are paved or not. Why are they still putting red rock on the roads?
- l) Sandra Collins – Said to membership and board that for 33 years she hasn't gotten involved, but her concerns aren't responded to or considered. The possible fine because of dump being created is what caused her to come out and speak out. She thanked those who listened and hopes next board listens to the people's concerns. She wants the community to grow in a good way.

XVII. **Swearing in of New board members:** B.J. Mullenix and Jo Maynard took an oath of office. [Roseanne McClean had to leave meeting before the end, so she will have to be sworn in at a later date]

XVIII. **Announcements:** Next Membership Meeting – October 26, 2014

XIX. Adjournment of Meeting: The meeting adjourned at 5:11 p.m.

Respectfully Submitted by:

  
\_\_\_\_\_  
Susan Bambara, Recording Secretary of Minutes

12-17-14  
\_\_\_\_\_  
Date

\_\_\_\_\_  
~~Terry Michels, Secretary~~

\_\_\_\_\_  
Date

Motions Log 6-29-14

*Motion to approve the Agenda by Roger Hanson, 2<sup>nd</sup> by [Unintelligible- maybe Bill or Phil W---ke?] – NOTE: After Multiple listening passes to the recording in an attempt to decipher what the gentleman stated or spelled out was his name, there was No Name even remotely similar to what is heard, to be found on sign-in sheet]. Majority in favor. Motion carried.*

*Motion to approve February 23, 2014 minutes by Debbie Koval, 2<sup>nd</sup> by [Phil or Bill? Same UNINTELLIGIBLE NAME who approved Agenda]– Majority in favor. Motion Carried.*

*Motion by Dick Koval 2<sup>nd</sup> by James Weatherford to make the time limit of owner input for 3 minutes. Majority in favor. Motion carried.*

*Dick Koval motioned to elect all six volunteers to the Finance committee; Roger Hanson 2<sup>nd</sup> – Majority in Favor. Motion carried.*

*Motion by June Conant to apply for a permit by rule for the green waste and for solid waste; 2<sup>nd</sup> by James Weatherford Favor: 15; AGAINST: 40 - Motion didn't pass.*

