

***Hawaiian Paradise Park Owners' Association
Draft HPPOA General Membership Meeting Minutes
Sunday February 22, 2026***

1. *Call To Order*

Call to order by Jon Loehndorf District 9 at 3:05pm

2. *Determine if Quorum has been met*

Quorum verified by Karin Hoffman District 5

3. *Introduction of Board of Directors*

Jon Loehndorf District 9, Karin Hoffman District 5, Molly Suarez District 4 and Jeanette Baysa District 2.

4. *Approve February 22, 2026, Membership Agenda*

Julie Rice with move agenda items 8 thru 13 down past Owner Input/Questions. Karin Hoffman with motion to require a vote for the move. Jennifer Meyers with second.

Call for counters, Lanell Lua and Keith Redman.

Do we move agenda items 8 thru 13 down past Owner Input/Questions on agenda.

Yes - 33, No - 10, Ab - 0

Motion passes

Keith Redman with motion to accept the February 22, 2026 HPPOA General Membership Meeting Agenda as amended. Jennifer Meyers with second.

Yes - 47, No - 1, Ab - 0

Motion passes

5. *Vote to Appoint/Approve Membership Meeting Chair(s)*

Julie Rice with nomination of Lanell Lua as Membership Meeting Chair. Patti Szot with second of nomination.

Jennifer Meyers with nomination of Keith Redman as Membership Meeting Chair. Teresa Bayne with second of nomination.

Vote counting: Lanell Lua - 32, Keith Redman - 12

Lanell Lua Membership meeting Chair

Lanell Lua - Chair, invites Keith Redman to co-chair meeting.

**6. *Invite participants to Record and Live Stream Meeting
(transparency is key)***

7. *Approval of June 29th and December 14th 2025, Membership Meeting Minutes*

Patti Szot with details of corrections for the meeting minutes

Jon Loehndorf District 9 with motion to accept the June 29th, 2025 meeting minutes as amended. Jennifer Meyers with second.

Yes - 46, No - 1, Ab - 0

Motion passes

Jon Loehndorf District 9 with motion to approve the December 14th, 2025 minutes as amended. Jennifer Meyers with second

Yes - 54, No - 1, Ab - 0

Motion passes

8. Committee Reports:

a). Cultural Preservation Committee

Lanell Lua with update and committee report

Julie Rice with a motion to suspend the rules to move item 11. b) Discussion concerning culturally significant findings identified on 16th Ave. to get the discussion out of the way, up to the next item on the agenda. Trudy Andrew with second.

Discussion amongst members about suspension of the rules to move the order of the agenda.

Yes - 36, No - 11, Ab - 4

Motion passes

11. New Business

b). Discussion concerning culturally significant findings Identified on 16th Ave.

Anela Kepa with reading and presentation of Resolution, Cease and Desist of Stewardship Agreement Between HPPOA Board of Directors and Keoni Alvarez. Patti Szot with second.

Discussion amongst the membership on resolution

Discussion amongst the membership on Teresa Bayne's role at the membership meetings, GM or member.

Vote on resolution, Cease and Desist of Stewardship Agreement Between HPPOA Board of Directors and Keoni Alvarez. Presented and read by Anela Kepa.

Yes - 38, No - 11, Ab - 7

Motion passes

8. b). Mail Park Beautification Committee

Jeanette Baysa, Chair with update, no submission.

c). Bylaws Committee

Patti Szot, Chair with introduction of committee members, explanation and submission of Bylaws amended by the Bylaws Committee.

Patti Szot with a motion to have the Bylaws Committee move forward and also look at Article 10 Committees, changes to section 1 intro, b 1,2 and 3 to clarify the Bylaws, Finance and Nominating Committee, which are all members committees. Section 2 b to clarify further membership committee.

Section 5 (all of it) to clarify removal of committee members or chair.

Section 7, clarification to Rules

Section 6 clarify recording and recordkeeping

Sandee Maeda with second.

Yes - 43, No - 9, Ab - 4

Motion passes

Membership discussion

Patti Szot with motion to look at Article 11 - Assessments Section 2 - Road Maintenance Assessments. Julie Rice with second.

Yes - 29, No - 16, Ab - 8

Motion passes

Membership discussion

Julie Rice with a motion to have the Bylaws Committee review and reconcile and look at changes the Board has made and check they are valid without the membership consent. Sandee Maeda with second.

Yes - 43, No - 12, Ab - 1

Motion passes

Elena Sumtsoval with motion to have the Bylaws Committee to review and potentially amend Article 13 Section 2 Restricted Driveway policy. Charles Suarez with second.

Yes - 32, No - 25, Ab - 5

Motion passes

Discussion amongst membership

Julie Rice with motion to have the Bylaws Committee review proxy representation, Article 6 Section 4. Patti Szot with second.

Yes - 32, No - 22, Ab - 0

Motion passes

Continued discussion amongst membership

Patti Szot with new names of members who would like to sign up for the Bylaws Committee, Lanell Lua, Trudie Andrew, Susie Hawkes, Kealoha Tam and Mae Merin. Lanell Lua with second.

Yes - 49, No - 0, Ab - 2

Motion passes

d). Finance Committee

Karin Hoffman District 5, chair with update no submission

e). Nominating Committee

Debbie Skaggs, Chair with presentation to the membership

9. Community Resource Report by Judi Houle

Judi Houle, Chair of Non-profit with introduction, details of the last month's events and upcoming events. Her email nwhppjudi@gmail.com

10. Old Business

a). HPP Property Owners for Sustainable Development - Presentation and Mission Statement by Judi Houle and Mary

Judi Houle, Chair with introduction, definition and details of the committee.

Judi Houle with presentation of the Resolution to Establish the Hawaiian Paradise Park Property Owners for Sustainable Development.

Checking quorum

Jon Loehndorf District 9 with motion to establish the membership committee called HPP Property Owners for Sustainable Development. Lanell Lua with second

Yes - 49, No - 2, Ab - 1

Motion passes

11. *New Business*

a). Discussion on using Herbicide/Pesticide

Julie Rice with presentation and submission of a Resolution of HPPOA Owners , Cease and Desist Broadscale Application of Herbicides in Hawaiian Paradise Park. Trudie Andrew second.

Yes - 39, No - 6, Ab - 5

Motion passes

Julie Rice with motion to formally elect the Health and Safety Committee of the Membership, Spencer Willis, Patricia Szot, Christine Harker, Susie Hawkes, Kealoha Tam, Johnny Proctor, Trudie Andrew and Julie Rice. Trudie Andrew second.

Yes - 37, No - 0, Ab - 9

Motion passes

c). Discussion concerning forensic analysis of

Checking Quorum

Anela Kepa with presentation and submission of the Resolution of the Membership of Hawaiian Paradise Park Owners Association, Resume Independent Forensic Analysis and Establish Clear Financial Procedures.

Julie Rice with second.

Yes - 38, No - 5, Ab - 3

Motion passes

Further membership discussion

12. *Owners Input/Questions: (No written Input/Questions are needed, but please limit to 3 minutes -see handout)*

-Pattie Szot, no submission

-Lanell Lua, no submission

Check Quorum

-Kathy Hollingsworth-read and submitted statement.

-Danae M., no submission

Quorum lost at 7:00pm

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Teresa Bayne with second of nomination.

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