

***Hawaiian Paradise Park Owners' Association
Approved HPPOA Board of Directors Meeting Minutes
Wednesday May 20, 2026***

1. Call To Order

BOD meeting called to order by Jon Loehndorf District 9 at 6:00pm. Taken place at HPPOA activity center.

2. Roll Call

Board members present: Robert Paul Derbyshire District 3, Karin Hoffman District 5, Jon Loehndorf District 9, Mimi Hafele District 8, Jeanette Baysa District 2, Antonio Stone District 6, Molly Suarez District 4 and Jason Schillewaert District 1.

In attendance: Teresa Bayne HPPOA General Manager and Santos Tolentino Road Supervisor.

Jason Schillewaert District 1 with motion for members only allowed to speak during Member Input time.

Karin Hoffman District 5 with second.

Vote: Yes - 6, No - 2 (Jeanette Baysa District 2 and Jon Loehndorf District 9), Abstain - 0

Motion carried.

3. Approve agenda for May 20, 2026 HPPOA Board of Directors Meeting

Changes made by BOD

Karin Hoffman District 5 with motion to approve the agenda for May 20, 2026 HPPOA Board of Directors Meeting.

Jeanette Baysa District 2 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

4. Approve April 22, 2026 meeting minutes

Table till next meeting

5. President's Report

Jon Loehndorf District 9 read and submitted report

6. Treasurer's Report

Karin Hoffman District 5 read and submitted report

7. GM's Report

Teresa Bayne HPPOA GM read and submitted report

8. Road Superintendent Report

Santos Tolentino HPPOA Road Superintendent read and submitted report

9. Committee Reports

a). Bylaws Committee

Patti Szot Chair read and submitted report

b). Cultural Preservation Committee

Lanell Lua Chair read and submitted report. Also, submitted meeting minutes.

c). Nominating Committee

Debbie Skaggs Chair read and submitted report

d). Policies and Procedures Committee

Teresa Bayne Chair read and submitted report

10. Community Resource report - Judi Houle

Judy Houle gave report with no submission

11. Unfinished Business

a). Mail Park Update

Karin Hoffman District 5 gave report with no submission

b). Resolution to hold 2 Board Meetings a month

Discussion amongst BOD

Jason Schillewaert District 1 with motion to have 2 Board meetings a month, 1st Wednesday and 3rd Wednesday of the month, 1st Wednesday business only with no committee reports. Both will have members input.

Antonio Stone District 6 with second.

Vote: Yes - 7, No - 1 (Karin Hoffman District 5), Abstain - 0

Motion carried.

c). HPPOA Committee Guideline Policy

Policy Number 5.1 HPPOA Committee Guidelines read by Jon Loehndorf District 9.

Discussion amongst BOD.

Jeanette Baysa District 2 with motion to send back to the committee for their improvements and table vote for the resolution .

Antonio Stone District 6 with second.

Vote: Yes - 7, No - 1 (Jason Schillewaert District 1), Abstain - 0

Motion carried.

d). RFP for Forensic Audit

Discussion amongst BOD

Karin Hoffman District 5 with motion not to accept any proposals of any of the forensic audit submissions.

Jason Schillewaert with second.

Vote: Yes - 4 No - 4 (Jeanette Baysa District 2, Jon Loehndorf District 9, Molly Saurez District 4 and Antonio Stone District 6) , Abstain - 0

Motion dies.

Jon Loehndorf District 9 with motion to table RFP for forensic audit..

Jeanette Baysa District 2 with second.

Vote: Yes - 6, No - 2 (Jason Schillewaert District 1 and Mimi Hafele District 8),

Abstain - 0

Motion carried.

12. New Business

a). Budget FY 26-27

Discussion amongst BOD

Jason Schillewaert District 1 with motion to accept the Budget for FY 26-27.

Robert Paul Derbyshire District 3 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

b). CIP FY 26-27

Discussion amongst BOD

Jason Schillewaert District 1 with motion to accept the CIP for FY 26-27.

Antonio Stone District 6 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

c). Tax Return Form 990

Karin Hoffman District 5 with details of Tax Form 990

Jason Schillewaert District 1 with motion to accept Tax Form 990.

Karin Hoffman District 5 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

d). Annual Audit Proposal

Karin Hoffman District 5 with details of audit proposal.

Karin Hoffman District 5 with motion to accept the audit engagement proposal for year end audit June 30, 2026 by Accuitine.

Jason Schillewaert District 1 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

e). Movement of Funds to Edward Jones

Karin Hoffman District 5 with details of the proposed funds move and resolution that was passed yesterday by the finance committee and current CDs.

Karin Hoffman District 5 with motion to move \$3M over to Edward Jones for short term CDs ranging from 1 month to 6 months intervals.

Robert Paul Derbyshire District 3 with second.

Vote: Yes - 7, No - 1 (Jason Schillewaert District 1), Abstain - 0

Motion carried.

f). Allow use of Computer and Library for FAFSA Support - Lanell Lua

Lanell Lua with details of proposed computer and library use.

g). Playground Fencing

Teresa Bayne HPPOA GM with details of playground fencing and curb striping, first week of July for fence. Curb striping about \$2500.00.

Jon Loehndorf District 9 with motion to reaffirm the email vote on the playground fencing and curb striping.

Antonio Stone District 6 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

h). Tree Trimming 20th

Robert Paul Derbyshire District 3 with request to approve the quote to have Backyard Monkey remove and trim the trees on 20th paving project that are close to the road and the roots would interfere with the asphalt.

Robert Paul Derbyshire with motion to approve Backyard Monkey's quote for approximately \$4K to remove 3 sets of trees on 20th avenue.

Antonio Stone District 6 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

i). Vote Count Volunteers

Jon Loehndorf District 9 with explanation on need for counters and current volunteers, space for 2 more.

1). Lanell Lua

2). Sandi Maeda

j). Family Hui Hawai'i

Jon Loehndorf District 9 with explanation of email and request for use of the Activity Center. Teresa Bayne HPPOA GM to do work on this request.

k). Hydrotilling

Ralph Scherman with a presentation on hydrotilling.

Discussion amongst BOD and Mr. Scherman.

BOD request demo of 300ft

13. Member Input (limited to 3 minutes each) Please submit your question/statement in writing if you wish them to be included in the minutes.

- Patti Szot with formal request for items to be included on the June 28, 2026

Membership meeting agenda, read and submitted.

-Julie Rice read and submitted statement.

-Kathy Hollingsworth read and submitted statement.

-Lisa McNamarra read and submitted statement.

14. Announcements:

a. Next Board meeting June 17, 2026, 6pm

**b. Next General Membership Meeting is June 28, 2026, 3pm
check-in starts at 2pm**

**15. Adjourn to executive session to discuss Legal and Personnel
matter.**

Karin Hoffman District 5 with motion to adjourn to executive session.

Mimi Hafele District 8 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

Meeting adjourned at 8:03pm

***HPPOA Board Of Directors Session
Approved Meeting Motions Log
Wednesday, May 20, 2026***

Jason Schillewaert District 1 with motion for members only allowed to speak during Member Input time.

Karin Hoffman District 5 with second.

Vote: Yes - 6, No - 2 (Jeanette Baysa District 2 and Jon Loehndorf District 9), Abstain - 0

Motion carried.

Karin Hoffman District 5 with motion to approve the agenda for May 20, 2026 HPPOA Board of Directors Meeting.

Jeanette Baysa District 2 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

Jason Schillewaert District 1 with motion to have 2 Board meetings a month, 1st Wednesday and 3rd Wednesday of the month, 1st Wednesday business only with no committee reports. Both will have members input.

Antonio Stone District 6 with second.

Vote: Yes - 7, No - 1 (Karin Hoffman District 5), Abstain - 0

Motion carried.

Jeanette Baysa District 2 with motion to send back to the committee for their improvements and table vote for the resolution .

Antonio Stone District 6 with second.

Vote: Yes - 7, No - 1 (Jason Schillewaert District 1), Abstain - 0

Motion carried.

Karin Hoffman District 5 with motion not to accept any proposals of any of the forensic audit submissions.

Jason Schillewaert with second.

Vote: Yes - 4 No - 4 (Jeanette Baysa District 2, Jon Loehndorf District 9, Molly Saurez District 4 and Antonio Stone District 6) , Abstain - 0

Motion dies.

Jon Loehndorf District 9 with motion to table RFP for forensic audit.
Jeanette Baysa District 2 with second.
Vote: Yes - 6, No - 2 (Jason Schillewaert District 1 and Mimi Hafele District 8),
Abstain - 0
Motion carried.

Jason Schillewaert District 1 with motion to accept the Budget for FY 26-27.
Robert Paul Derbyshire District 3 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

Jason Schillewaert District 1 with motion to accept the CIP for FY 26-27.
Antonio Stone District 6 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

Jason Schillewaert District 1 with motion to accept Tax Form 990.
Karin Hoffman District 5 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

Karin Hoffman District 5 with motion to accept the audit engagement proposal for
year end audit June 30, 2026 by Accuitine.
Jason Schillewaert District 1 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

Karin Hoffman District 5 with motion to move \$3M over to Edward Jones for short
term CDs ranging from 1 month to 6 months intervals.
Robert Paul Derbyshire District 3 with second.
Vote: Yes - 7, No - 1 (Jason Schillewaert District 1), Abstain - 0
Motion carried.

Jon Loehndorf District 9 with motion to reaffirm the email vote on the playground
fencing and curb striping.
Antonio Stone District 6 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

Robert Paul Derbyshire with motion to approve Backyard Monkey's quote for
approximately \$4K to remove 3 sets of trees on 20th avenue.
Antonio Stone District 6 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

Karin Hoffman District 5 with motion to adjourn to executive session.

Mimi Hafele District 8 with second.

Vote: Yes - 8, No - 0, Abstain - 0

Motion carried.

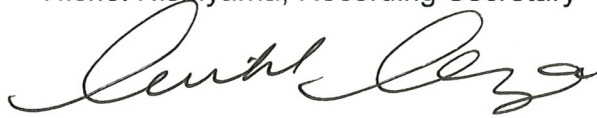
Meeting adjourned at 8:03pm

Approved HPPOA Board of Directors Meeting Minutes

May 20, 2026

I, Nichol Nishiyama, undersigned as an independent neutral third-party, present this report as a summary of these events to the best of my ability.

Nichol Nishiyama, Recording Secretary

A handwritten signature in black ink, appearing to read 'Nichol Nishiyama', written in a cursive style.

Date:

Aug. 19, 26

Upon acceptance,

HPPOA Board Secretary

A handwritten signature in blue ink, appearing to read 'Elizabeth', written in a cursive style.

Date:

8/24/26

Aloha,

We are deeply saddened by the tragic accident that occurred on Monday afternoon and by the loss of life that resulted. We extend our heartfelt condolences to the family, friends, and loved ones of the one who passed away. Our thoughts are with them during this very difficult time.

We are also grateful that no one else was critically injured. We recognize that this tragedy has affected many people, and we ask the community to respond with compassion, respect, and care for everyone involved.

Litigation: At this time, there are 3 active cases.

1. A trial date for the Nicole Craig case has been set for June 29.
2. Patricia Ruppert's lawsuit – Mediation scheduled for June 2.
3. Leslie Blyth – Motions filed.

Mailbox Keys:

Keys for the 4th and Kaloli Mailboxes. They are in the Office and available from 8 a.m. to 3 p.m.

6th and Maku'u - We have the keys at this time. We are still waiting for USPS to send the contract out to bid. Once we have a service date we will begin issuing the keys.

The board voted to move the 16th and Maku'u mail park to a new location. Once a location is determined an Archeological Survey will be done. Nothing will be done at the new site until all permits are completed.

We are beginning to pave 20th Kaloi Dead End. We are getting the Road Crew trained to get the roads prepped for the paving saving money.

The Roundabout at Maku'u and Highway 130 is still moving forward. When it is done the county will have to pave approximately the first 200 feet of Maku'u. We are looking at costs to pave the first mile after that. Also the first mile of Paradise and Kaloli. More as it becomes available.

Easement Encroachment: Easements should be kept clear of personal property, plantings, trees, and permanent structures (i.e. Rock Walls).

Illegal dumping: We have spent over \$8000.00 in fees this year to get rid of the TRASH being dumped on the sides of the roads. This does not include the time and labor of the road crews that have to pick it up. If you see it happening, please take pictures, call the police, or stop by the office with the pictures and give them to us. If you have ideas on how to help curb this continuing activity, please contact your District Representative. It's all our road fees that pay for it.

Stay in contact with the board. Please check the Web Page periodically and follow our Facebook Page. Please bring to your district representative your ideas, concerns, etc. and your Dist. Rep and/or Board will discuss it and get back to you as timely as we can.

Remember that if you see speeding, fireworks, or other illegal activities contact the police. Also, for loose animals, barking dogs, etc. contact Animal Control.

Mahalo,
Jon Loehndorf
HPPOA President

HPPOA Treasurer's Report May 20, 2026

Bank Balances as of the end of April 2026:

TOTAL Checking, Savings, Investments and Bond Reserve: \$8,317,723.26.

TOTAL Accounts Receivables: \$4,352,256.90

This account balance represents unpaid road maintenance fees, lien fees, finance charges, legal fees, collection expenses and bounced check charges as well as a few transfer fees that have been billed but not paid. The Accounts Receivable balance at 4/2025 was \$3,940,273.99. The annual billing for this year was \$3,807,990. As of April 2026, we had a total of 6,075 owners paid in full or 69%. We collected \$239,501 in fees in January, \$786,073 in February, \$ 1,176,647 in March and \$640,692 in April for a total of \$2,842,915.

Allowance for Doubtful Accounts balance is: \$430,224.75. (This is a contra-asset account required by Generally Accepted Accounting Principles (GAAP) that records the estimated dollar amount of receivables which may not be collectible.)

There were approximately 48 property transfers during the month of April.

Total Expenses this year for roads is \$2,325,342 and non-roads is \$65,560 for total expenses of \$2,390,311. Our current net income for paving and equipment purchases is at \$1,387,920 and we budgeted \$1,320,000 so we are on budget.

Statement Regarding Unaudited Financial Information

The unaudited financial information set forth above is preliminary and subject to adjustments and modifications.

The audited financial statements and related notes are to be included in our annual report for the year ending June 30th, 2025. Adjustments and modifications to the financial statements may be identified during the course of the audit work, which could result in significant differences from this preliminary unaudited financial information.

General Manager's Report

For the Month of April 2026

May 20, 2026

Admin

Ballots were printed and mailed to Dist2, Dist5, Dist7, and Dist8. Districts 3 and 6 had no candidates. Total postage cost was \$1549.06 for approximately 2100 ballots. Ballots must be returned to the League of Women Voters (we provided a pre-addressed envelope) by the end of business on June 1. Ballots received after that date will NOT be counted. Ballot counting will be done by the League of Women Voters on June 8th.

Ballots cannot be turned in to the HPPOA office. Ballots dropped in the drop box will be destroyed.

The tree trimming project on Kaloli was completed on May 1, 2026. The road crew will be working on filling in holes and clearing the opposite side of the road back to 20' clear as they can.

The postcard mailing was completed on May 1, 2026. This was the required notice of the date for the June membership meeting.

Met with DLNR about the easement fronting the 31 acre historical site on 17th Ave. We are in full compliance with the law. They asked that I reach out to HECO to remind their tree trimming contractors that it is an historical site, as well as send a memo to our crew. I have done both and no further action is necessary.

Met with the pesticide (herbicide) division folks again. Once again, they found us to be fully compliant with all laws and no corrective actions are needed.

The old air compressor needs to be disposed of. It is non-functional, but can possibly be repaired, so selling it is an option. If the board determines a listing price, we can put it on Facebook Marketplace.

Missing green street name and yellow street number signs were ordered and should be replaced soon.

We have new equipment arriving throughout May, including the crack filling machine, an asphalt saw, and a new air compressor (already received).

Road superintendent Report

May 20, 2026

For the Month of April 2026

ROADS

- **Widen and Regraded 14 miles of Roads.**
- **Graveled 4 miles of Roads.**
- **Spot drop / Chain spread 13 Roads.**
- **Rolled and compacted 16 miles of Roads.**
- **Roads watered 75 miles of Roadway.**
- **Mowing and easement trimming**
 - Sidearm mowers total 62 miles.**
 - Zero turn mowers 108 miles total.**
- **Gravel used on roads 1,722.39 Tons of rock material.**
- **County transfer station 0.41 Tons.**
- **Big island scrap metal 1.04 Tons of mixed metal and tires.**
- **Road reflectors for center line of Main Blvd. of kaloli and shower are finished and will be monitored throughout the year.**
- **Continuing to apply selective herbicide between streets Of Makuu and kaloli. Weather permits. And working on finding Better selective herbicide solutions.**
- **Hot mix (Asphalt) are being applied on chip seal roads and Other areas that are needed. Finding solutions to help Better the roads from pothole from returning. We are applying Tack Seal that helps bind surface together, and follow by heavy Compacting.**
- **Continuing painting stops bars. Weather permits.**
- **Continuing Calcium Chloride request. Weather permits.**
- **For the month of April 2026, Road maintenance crew have Received and responded to 15 Calcium Chloride request 62 dust Request And 78 other work requests.**

Bylaws Committee report May 20, 2026

Aloha everyone, My name is Patti Szot and I am the Chair of the Bylaws Committee. I am speaking today because the Board of Directors has listed the Bylaws committee on the agenda. It was stated and acted upon by the Board of Directors at the April 15, 2026 BOD meeting that committee chairs had to submit their request 2 weeks in advance to be able to give their updates to the Board, that is why at last month's Board meeting I did not give an update. I was, also, not asked to present as was stated at the April BOD meeting. A common courtesy the board could of extended to all the chairs of committees was to let Chairs know they reversed course and will allow committee chairs to update the BOD without having to request to be on the agenda. Very unprofessional.

The Bylaws Committee has been working amending 3 different areas of the Bylaws: Article VI with the addition of proxy representation, Article X, Section 1 and Article XIII, Section 2. None of the changes have been voted on (not approved) by the committee, so at this point they can not move forward. However, the Bylaws committee is requesting information concerning the stated "exceptions" in a letter sent to Elena Sumatsova in restoring her "good standing". after they took it away and prevented her name being on a ballot for District 8. As the Board of Directors and the membership understand, the Bylaws committee serves a vital function in amending the Bylaws so that they do not conflict with its self, and with State and Federal laws that govern HPPOA. They should be transparent and easy to understand as to the correct action to be taken and indicate accountability of both the Board and the members. Article XIII, Section 2 addresses driveways and it mentions exceptions for driveways exiting onto main roads, but in the present Bylaws, it really is unclear what those exceptions are. In a letter written to Elena, the BOD indicated exceptions are being granted regarding her driveway onto a main road. The Bylaws committee is requesting this pertinent information to aid us in amending Article XIII Section 2 in the Bylaws, so it becomes apparent (transparent) what the exceptions are, for both members and future Board of Directors.

Another concern the Bylaws committee has is the incorrect interpretation of policies and procedures in its association with the Bylaws and other regulatory rules. Bylaws are mandatory governing documents that establish parameters and take precedence over all other *internal* documents (meaning policies and

procedures are subordinate to Bylaws and shall never conflict with them or amend them). Policies are guidelines that interpret and *implement* the bylaws within day-to-day operations. Bylaws are broad framework, rigid, high authority and very difficult to change. Policies are very narrow in scope and very easy to change because they need to comply to the bylaws and regulations when they are amended. Procedures are detailed actions that explain how to comply with a policy.

So, when I see the agenda for today stating "HPPOA Committee Guideline Policy", it's clear the Board of Directors or whomever wrote this, have no clue what policies really are. Its redundant, you are saying HPPOA Committee Guideline Guideline.

The Policy for committees to be discussed later this evening is fraught with this guideline amending the Bylaws without the legal process occurring with a vote of the membership. This legal process is outlined in the Bylaws, 421J and 414D, making this whole document null and void.

The only valid statements I could find in this very lengthy guideline are:

1. Under BOD/Membership meetings 1c. Written reports can be made in lieu of oral reports according Robert's rules of Order, and the week notice is fine.
- 2 Under Minutes of committee meetings -the statement is correct, but the posting and retention are MANDATED by 421J and 414D for all members to be able access what was done in the past.
3. Under Protocol, 3- The committee chair can make this request, the Bylaws make no mention of specific rules under committees. The same goes for 4. Is it correct for a policy to tell a chair what they need to put into an email sent out to members.
4. Under Protocol 6a, a committee can be reimbursed for expenditures only if the Board approves it, THIS IS ALREADY IN THE BYLAWS. It is not needed here.
5. under Protocol 6c. Request announcements posted on HPPOA website.
6. Under protocol 7- ALL meetings should be open to members. I believe this is something that should be in the bylaws, it's not a guideline.

Even the use of the word protocol indicates a guideline that are NOT enforceable.

This guideline also breaks 1st amendment rights as indicated in our constitution under Minutes of committee meetings: NO MEMBER OF THIS ASSOCIATION NEEDS TO SEEK APPROVAL OF THE BOARD TO TALK TO ANY GOVERNMENT OFFICIAL OR THE MEDIA ABOUT ANYTHING GOING ON IN THE ASSOCIATION, ESPECIALLY IF THE BOARD IS BREAKING ANY LAW.

This guideline is breaking state law HRS 803-42(b)(3)(A) concerning this state being a one-party state in regards to recording devices. It also breaks Free Speech rights.

I could keep going on, but I will limit my time. This whole Guideline Guideline should be thrown out and completely rewritten by people who understand what a policy really means, of course that is my opinion.

Any questions from the Board or the Membership?

The Bylaws Committee meets the second and fourth Thursday of every month from 5-7 pm. Everyone is welcome.

Cultural Preservation Committee Report for 5/20/26 HPPOA Board Meeting

Before I present my report, I have a few things I would like to say that have been problematic for the Cultural Preservation Committee regarding the treatment of Kānaka Maoli (someone of Native Hawaiian descent).

1. As an advisory committee to the HPPOA Board, why was the Cultural Preservation Committee excluded from the May 18, 2026 meeting regarding the Iwi Kupuna?
2. A homeowner falsely accused that a Kānaka Maoli attacked her, resulting in a TRO being filed against the Kānaka Maoli. At the court hearing, the claimant withdrew the TRO, likely due to concerns regarding potential PERJURY implications.
3. At a prior Board meeting, a former board member racially profiled two Kānaka Maoli couples who were property owners, yelling that they needed to leave the Activity Center because they "did not belong there." Note: This was the first Board meeting one of the couples ever attended, who also were present to propose ideas intended to strengthen community relations.
4. The repeated disrespect, racial profiling and dismissive treatment of Kānaka Maoli by members of the HPPOA Board is unacceptable and deeply concerning.
5. There also appears to be an ongoing narrative that some haole members fear Kānaka Maoli, resulting in the hiring of off-duty police officers for Board meetings at a significant expense to the Association. For clarification, the word "haole" in Hawaiian is not a racial slur, the word translates to mean "foreigner."

'OLELO HAWAII



At the April 11, 2026 CPC meeting, the committee reviewed the proposed NHO RFP. Based on the discussion and concerns raised, the proposal was referred back to the RFP Working Group for further review and revision. The Committee also voted to revise the agenda format by converting the current Old Business items into Working Group Reports, which will now appear before Unfinished Business on the agenda. The Committee also approved the new Committee Rules prepared by the Rules Working Group. It was agreed that I resubmit the required form to the Public Access, Open Space, and Natural Resources Preservation Commission regarding the petroglyph. The business at this meeting was the CPC should weigh in on the cultural aspects of this proposed development and that our findings should be transmitted to Judi Houle's HPP Sustainable Development Committee in support of her Committee's action regarding this issue. A Commercial Development Working Group was established.

At the May 9, 2026 CPC meeting, the RFP Working Group was unable to meet. They will meet prior to the June meeting with a revised RFP. The Commercial Development Working Group presented their report, it was approved to send the report to the HPP Sustainable Development Committee. Under New Business the Committee discussed the candidates for the upcoming election. There was

no action taken. The final issue discussed was the spraying of pesticides in HPP. A Working Group was established to develop the Committees position on the matter for submission to the Board.

That concludes my report. Mahalo nui.



Nominating Committee Board update May 20th, 2026

Good evening, Board of Directors.

My name is Debbie Skaggs, Chair of this year's Nominating Committee with our final update.

Since the last Board meeting the NC has put Candidate Interviews out on social media. This allowed those district folks to be able to watch and listen to their Candidates at their own convenience.

Our last official meeting was held on April 16th where ballots were compared with applications and minor corrections given to the Office. Our last official act is letting the BOD know now that the two NC members who will be present for the Ballot Counting on June 8th are Keith Redman and Jennifer Meyers.

Our NC worked hard to advertise open district positions reaching out to the community via posters, signs, banners, flyers, social media, and tables at the SWAP meets. We worked to have the community meet the candidates with a Meet & Greet and the Social Media Interviews mentioned above.

My heartfelt thanks to our volunteer committee members.

Thank you, any questions?

Debbie Skaggs

Policies and Procedures Committee

May 20, 2026

The committee continues to meet regularly. The committee is currently working on updating current policies, as well as creating new policies for the County Property Tax Credit program and Social Media.

I would like to address some rumors I have heard bandied about and posted on Social Media. Policies are necessary to provide guidance on HOW to comply with Federal, State, and County laws as well as the bylaws. They do not replace and cannot conflict with the bylaws. Before any proposed policy is submitted to the board, the committee verifies that the policy COMPLIES with the law and facilitates the requirements in the bylaws. This is why each policy states at the top which laws or bylaws were referenced and incorporated when writing the policy. Any provision of a policy found to be in conflict with statute or bylaws is deemed invalid.

If State law or the bylaws give deadlines, for example “notice must be given no less than and no more than 60 days in advance of a meeting” the policy directs what happens, and when, to meet the requirement. Policies are not written into the bylaws, because policies must be easy to amend as laws, rules, and circumstances change.

If you have concerns that a policy submitted by this committee is in conflict with state or local laws, or HPPOA bylaws, please communicate your concerns to your district representative in an email with the specific policy and they will refer it back to the committee or to the full BOD to verify that no conflict exists. Again, I want to stress that policies do not replace bylaws, they provide guidance for carrying out the requirements in statute or bylaws.

Our next meeting is June 9 at 6pm in the library. Members are invited to attend and observe.

Teresa Bayne
P&P Chair

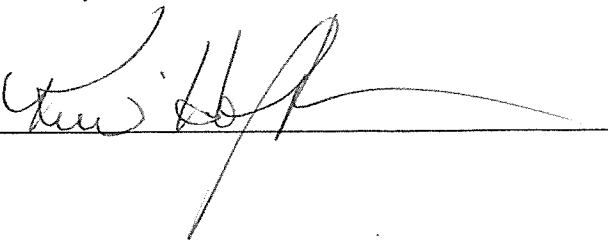
Recommendation to the Board of Directors

Respectfully submitted by the Finance Committee

Date: 5-19-2026

The Finance committee recommends that the Board of Directors adopt/approve the following:

Moving \$3 million to Edward Jones
for CD's at 1,2,3,4,5 + 6 month intervals.
This will allow us to be FDIC Insured

Chairperson Signature: 

Committee Votes:

Ayes: 6 Hoffman, Derbyshire, Redman, Meyers, Skaggs,
Stillwell

Nay: 1 Rice

Abstain: 0

Hawaiian Paradise Park Owners Association

Policy Number 5.1 HPPOA Committee Guidelines

Relevant Statutes, Ordinances or Association Governing Documents: HPPOA Bylaws Article X

Purpose: To govern and assist with the activities of the HPPOA Association Committees

Details:

Committee Formation (Board or Membership)

1. The Board of Directors (BOD) shall appoint a Director as Board liaison to all Membership Committees.
2. The Board liaison
 - a. advises the committee of the appropriate channels (Board or Office) for obtaining necessary information.
 - b. provides guidance between meetings.
 - c. provides the Committee with a copy of these Guidelines and either the bylaws or forming resolution that provide committee objectives and timelines.
3. The BOD VP will initiate the Committee's first meeting which should be held soon after committee formation. At the July BOD meeting the BOD will appoint a liaison.
4. Chair provides his or her contact information to the HPPOA office.

BOD/Membership meetings - Committee Reports

1. Committee Chair shall submit a request to the President to be added to the meeting agendas for presentation of committee reports, to seek approvals for recommendations and proposals, or to request direction from the Board.
 - a. Board Committees shall report at regularly scheduled Board meetings.
 - b. Membership Committees shall report at regularly scheduled Membership meetings and regularly scheduled Board meetings when requested by the BOD.
 - c. Written reports may be made in lieu of oral reports and shall be submitted to the Office one week before the scheduled meeting.
2. Placement on the Board or Membership Meeting Agenda.
 - a. Committee reports are grouped together under "Committee Reports" on the agenda.
 - b. Committee Reports shall include:
 1. Progress since the last meeting, any challenges, and future planned tasks/activities.
 2. These reports/updates shall not exceed 3 minutes.
 - c. Major or complex proposals, recommendations, and new requests shall come under New Business.
 1. These requests will need a "Recommendation for the Board of Directors" form, obtained from the HPPOA Office, filled out and submitted to the HPPOA office 10 days before the BOD meeting.

Minutes of Committee meetings

Committees shall keep meeting minutes to include a record of activity and decisions to support any actions or recommendations made within the Committee or to the Board/Membership. Committees shall submit a copy of the approved minutes to the HPPOA office for historical file retention. (HPPOA office will post to the committee web page on the HPPOA Website)

Approvals

HPPOA Policy 5.1 Committee Guidelines

Adopted Date:

Amended Date:

Review Date:

Ver 3

1. The Chair of each committee shall seek prior approval from the Association Board for actions of the Committee. (Examples: Items wanting to be posted to the HPPOA Website or Facebook page, Mailings to Membership, Expenditures outside of the Committee budget, contact with government offices/agencies, contact with media.) Committee members may not represent HPPOA on social media without BOD approval.
2. Action and decisions of committees shall be subject to the approval of the BOD.

Protocol

1. Committee members shall disclose any conflict of interest as defined in the HPPOA Bylaws & Adopted Conflict of Interest Policy.
2. Any recording of meetings other than by the Secretary shall be made known as a courtesy to the other Committee Members and guests.
3. During meetings, members shall raise their hands to be recognized by the Chair before speaking. Questions and comments shall be relevant to the current discussion.
4. Communication including emails regarding committee business shall be limited to current committee members. Emails shall be relevant to current agenda items, concise, and to the point.
5. Where a committee project/purpose impacts the HPPOA Office, committee Chair shall coordinate with the General Manager or their designee.
6. Committees may, with prior approval from Board:
 - a. be reimbursed for expenses
 - b. have access to office staff or resources (at GM's discretion)
 - c. request announcements be posted on the HPPOA website (with BOD approval)
 - d. use office copy machine for committee business (at GM's discretion)
7. Committee Chair shall ensure that meetings are open to any member having a desire to observe. Fixed meeting dates and times may be published on the Association calendar on the HPPOA website. The committee Chair has the authority to maintain a productive working environment, including removal of observers.
8. Committees shall maintain confidentiality of any Association documents. Committee members may be asked to sign a Confidentiality Agreement and Good Faith Affidavit.
9. Information received in Committee meetings (whether written or verbal) is for Committee Members' use only, to work from and not for social media Posting or Emailing or Texting.
10. Any committee, Board or Membership, shall be dissolved by the Board at the conclusion of the committee's assignment or when the Board determines the committee has ceased to meet the committee objectives as defined by HPPOA bylaws or forming resolution.

Responsibilities:

Review:

This policy shall be reviewed Annually by the Policies & Procedures Committee for any improvements, or if updates have been made to HPPOA Bylaws Article X.

Owner's Input-Patricia Szot (District 5) May 20, 2026

I received a postcard concerning an Annual Membership meeting on the last Sunday in June which is when our Regular Membership Meeting date is scheduled according to the Bylaws. Not sure why it labeled as Annual, when even the website does not call it that. This card indicates agenda items are to be submitted to the office by 4pm June 10, 2026. It does not state to whom in the office they are to be submitted to. To find this information out, one must go to the website for the information. What good is the spending of our money on a card when all the information isn't there and you have to spend time searching other areas for the information.

I am making a formal request to the Board of Directors, in accordance with Bylaws, 414D-101 and 421J-3.5 to have the following items listed on the Agenda for the June 28, 2026 Regular Membership meeting. I have also sent this request to Shellie in the HPPOA office as stated on the website. The reason for this process is to ensure my requests are followed through by the Board of Directors, in the past board members have lost my emails with requests.

The following items I would like seen on the June 28, 2026 Regular Membership meeting agenda:

- 1. Under the category Committee Reports, all Membership meeting committees shall be listed on the agenda, this gives the chair the opportunity to give a report if they choose to do so.**
- 2. Corrections of the June 29, 2025 Regular (General) Membership meeting minutes (RRO 48:15).**
- 3. Bylaws Committee requests a line item under new business to present alterations to the Bylaws that the committee has approved.**
- 4. Under New business add the formation of a Membership meeting committee.**

Mahalo for your time

Patti Szot

May 20, 2026

Hi,

Julie Rice, Waikahekahe Nui, District 9.

I just want to say how impressed I am with this HPPOA board lately. It's almost like we've got Steve Bannon as an advisor, here, making sure to "flood the zone" with so much BS we can't keep up. But let's see what I can cover in three minutes.

First off, thanks for the performance regarding the forensic analysis. It's pretty clear based on the change in dates from what was requested by the membership, and the farce in getting exorbitantly expensive quotes from firms in California that at least some of y'all have something to hide. Nice job.

At the last General Membership Meeting, the members present requested that HPPOA cease and desist spraying Roundup on our roads; not do a shoddier job of it. As some of you may have heard by now, 4th Avenue between Paradise and Maku'u was sprayed on April 20 without any visible warning signage posted in the week prior, per your own policy. No one on this stretch of road had the opportunity to opt out, as evidenced by a complete lack of "no spray" signs on this street, as compared to many, many signs on roads that had proper notice. Please do better.

My main concern tonight is in regard to the planned Ohana Foods grocery store and gas station on 24th and Kaloli. Something I found very disturbing this past month was seeing our board President and Treasurer attending multiple Members' Committee meetings, interjecting in committee discussions to discourage members from opposing this development. We were told that there's nothing we or HPPOA can do to stop it; if not Ohana Foods, it will be someone else. Yet we were also told HPPOA has been in talks with the Ohana developer for over a year, now. If they have no control over the situation, why the extended talks?

According to our deeds, the "owners" – and I use "owners" loosely, because remember we're in an occupied country, so this is all fake anyway – the "owners" in Increment I, where the proposed store will be located, "own" a 1/5,750 share of their roads. This includes Kaloli Drive. You'd think this would mean that we, the property "owners," would be able to block the utility easement for the county water line necessary to run a commercial business. End of story, right?

Not exactly. Our powers are limited to using these roads "in common with others entitled thereto, for roadway and utilities purposes only." No mention of granting or blocking usage of them. But guess what? There's an exception to our roadway lot ownership in favor of HPPOA, who has the power "**to grant** licenses, easements and privileges **to others** in, over, across and through said roadway lots for utilities, access and other service purposes." So, I don't know. It sounds like HPPOA may have some authority in this development process. I wonder why they don't want us to know that.

Whatever the case may be, I find it deeply concerning that it seems the Board of HPPOA is in favor of this development, and is attempting to represent all of us, owners, members, residents, as if we are in favor of it, as well. At every meeting I have attended on the topic, the majority of residents present have expressed opposition. This Board has repeatedly demonstrated its disregard for the wants and needs of the constituents it is supposed to serve.

So tonight, Board, I'd like to formally request that whatever your self-serving desires may be, that you please not inflict them on the rest of us. ~~WITHOUT OUR CONSENT.~~

Mahalo.

May 20, 2026

HPPOA BOD Meeting

Good Evening my name is
Kathy Hollingsworth.

I am very concerned about HPPOA using Glyphosate, commonly known as Round Up for weed control. Glyphosate is connected to Non-Hodgkin's Lymphoma, hormonal imbalances, liver cancer, diabetes, and cardiovascular disease. The list goes on and on. There are numerous lawsuits regarding the use of Glyphosate. The County of Hawaii no longer uses Glyphosate. The County officially banned the use of Glyphosate and several other synthetic pesticides on County controlled lands. This includes parks, recreational facilities, roadsides, drainage structures and rights of way. The use of Glyphosate in public parks was banned in 2022. Glyphosate ~~is~~ ^{and} HPPOA is poisoning our water supply, ~~erops~~ ^{and} our aina, our Keiki, our Kupuna, our animals, and the ocean. I have spoken to our General Manager Teresa Bayne about this several times. SHE DOES NOT CARE!! We need a General Manager that listens to HPPOA residents and acts accordingly.

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We need a General Manager who is not based on greed. We need a General Manager that attends meetings that are important. Where was Teresa Bayne when there was a meeting this past Monday afternoon regarding the burial cave at Makui and Y⁶_{th}?

She has been seen playing Solitaire during one of our other meetings when she should have been paying attention to the meeting. We need a General Manager that does not act like she is the Queen of HRP. Apparently, we need a new General Manager! I know it is not an easy job to fill, but we need some one who truly cares for HRP for starters.

Mahalo to the Owners and Residents of HRP who give up their Wednesday evenings to attend these Board of Directors meetings. Also, mahalo to all who take the time to watch these meetings on Zoom. We care and we are not based on greed and selfishness!

We need a General Manager who is not based on greed. We need a General Manager that attends meetings that are important. Where was Teresa Payne when there was a meeting this past Monday afternoon regarding the burial cover at Walker and Little?

She has been seen playing Solitaire during one of our other meetings when she should have been paying attention to the meeting. We need a General Manager that does not act like she is the Queen of HHP. Apparently we need a new General Manager! I know it is not an easy job to fill, but we need some one who truly cares for HHP for starters.

Thanks to the 4 wards and Residents of HHP who give us their Wednesday evenings to attend these Board of Directors meetings. Also make it to all who take the time to watch these meetings on Zoom. We care and we are not based on greed and selfishness!

Lisa McNamara 7th Ave 8089871408

the in this S/D

Watching such frivolous pilikia is heart breaking for us who choose this place as our paradise. (For those of you who do not know pilikia is trouble)

I have watched the BOD be rude to those who have tried to provide them with background on the ancient village/preservation area and witnessing the toxic attitude from the people (who moved from somewhere else) who think they have the power is despairing.

You guys may think the common good and general welfare of the HPP community is the issue here. It is not. Poor treatment of the property owners who have information to share is deplorable. This toxic energy disturbs the Mana of this area, Shame on you.

This situation as well as others imposed by the road board, causes us all kinds of grief. Fixing this is something we all need to do together. Standing up for what is right and will benefit all of us. For you on the Board who feel the need to call the police need to think twice. Yes, we need to have rules, but family members to property owners ask to represent the owners needs to be allowed. Our strength is in unity.

The treatment of HPP home and property owners by the HPPOA BOD is despicable to say the least. You, BOD are to represent the Owners in running this corporation (Road Maintenance Association), sending out legal letters without Attorney advisement is wrong. You are going to get this Corporation / Association Sued.

That said; Letters sent out representing HPP and its legal issues need to be signed by the President.

Blocking of the access to HPP properties is a overreach for a non-HOA to say the least, especially with out legal advise. Get the proper advise before you act.

Perhaps HPP Board of Directors need to be more considerate in working with homeowners, this discord should not be happening.

This board ^{needs not} ~~has~~ overstepped ~~the~~ ^{the} rights ~~of~~ ^{of} property owners and is ~~not~~ ^{is} doing its job it is supposed to be doing which is road maintenance and running of the Corporation / Association. ^{with out opening a door for litigation.}