Hawaiian Paradise Park Owners' Association
Approved HPPOA Board of Directors Meeting Minutes
Wednesday, July 15, 2026

1. *Call To Order*

BOD meeting called to order by Jon Loehndorf District 9 at 6:01pm. Taken place at HPPOA activity center.

2. *Roll Call*

Kealohahoolamaikalani Tam District #8
Jason Schillewaert District #1
Molly Saurez District #4
Jeanette Baysa District #5
Jon Loehndorf District #9
Elizabeth Ahue District #7
Absent: Robert Paul Derbyshire District #2
In Attendance: Teresa Bayne HPPOA General Manager and Santos Tolentino Road Superintendent.

Jason Schillewaert District 1 with motion that all owner's input is on Owner's Input on the agenda or specifically asked.
Kealoha Tam District 8 with second.
Vote: Yes - 5, No - 0, Abstain - 1 (Liz Ahue District 7)
Motion carried.

3. Roberts Rules briefing - Jeanette

Jeanette Baysa District 5 with review and submission of Roberts Rules of Order.

4. *Approve agenda for July 15, 2026 HPPOA Board of Directors Meeting*

Addition made to agenda.

Jason Schillewaert District 1 with motion to approve the agenda for July 15, 2026 HPPOA Board of Directors Meeting as amended.
Jeanette Baysa District 5 with second.
Vote: Yes - 6, No - 0, Abstain - 0
Motion carried.

5. *Approve June 17, 2026 HPPOA Meeting Minutes*

Jeanette Baysa District 5 with motion to approve June 17, 2026 HPPOA Meeting Minutes as presented.
Jason Schillewaert District 1 with second.
Vote: Yes - 6, No - 0, Abstain - 0
Motion carried.

6. *Approve June 28, 2026 Meeting Minutes*

Liz Ahue District 7 with motion to approve June 28, 2026 Meeting Minutes as presented.

Jason Schillewaert District 1 with second.

Vote: Yes - 6, No - 0, Abstain - 0

Motion carried.

7. *President's Report*

Jon Loehndorf District 9 with presentation and submission.

8. *Treasurer's Report*

Jeanette Baysa District 5 with presentation and submission.

9. *GM's Report*

Teresa Bayne HPPOA General Manager with presentation and submission.

10. *Road Superintendent Report*

Santos Tolentino HPPOA Road Superintendent with presentation and submission.

11. *Committee Reports (Reports are not to exceed 5 minutes)*

a). Bylaws Committee

Patti Szot Chair, with presentation and submission.

12. *Community Resource report - Judi Houle*

Judi Houle with presentation and updates, no submission.

13. *Unfinished Business*

a). Discussion on Purchase of roller and trailer

Jason Schillewaert District 1 to table.

b). Vote on 2 Board Meetings a Month Resolution

Jon Loehndorf District 9 with motion to accept the 2 Board Meetings a Month Resolution. Kealoha Tam District 8 with second.

Vote: Yes - 6, No - 0, Abstain - 0

Motion carried.

14. *New Business*

a). Appointment of Director for District 3 and 6

- Nino Bachar, with introduction and background (votes 1)
- Lanell Lua, with introduction and mission statement (votes 2)
- Ray Patron, with introduction and background (votes 5) District 6
- Antonio Stone, with introduction and background (votes 4) District 3
- Patricia Szot, with introduction and background (votes 0)

  Ray Patron and Antonio Stone take oaths of office

b). Appoint 2 Directors and 1 Member to the HR Committee

Discussion and nominations amongst BOD

Jon Loehndorf District 9 with motion to accept Ray Patron District 6, Liz Ahue District 7 and Keith Redman to the HR Committee.
Jason Schillewaert District 1 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

c). Appoint 1 Director to the Finance Committee

Jason Schillewaert District 1 with nomination of Paul Derbyshire District 2.

d). Appoint 1 Director and 1 Member to the Policy and Procedures Committee

Jon Loehndorf District 9 with motion to make the HPPOA GM a permanent seat on the Policy and Procedures Committee.
Ray Patron District 6 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.
Antonio Stone District 3 with motion to make Karin Hoffman, member seat on the Policy and Procedures Committee.
Kealoha Tam District 8 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.
Jason Schillewaert District 1 volunteers as BOD seat.
Molly Suarez District 4 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

e). Approve the signers on the Bank of Hawai'i account - Road Checking - Jon, Jason, Jeanette, Liz & Teresa

Antonio Stone District 3 with motion to approve the signers on the Bank of Hawai'i account - Road Checking - Jon Loehndorf, Jeanette Baysa and Teresa Bayne.
Kealoha Tam District 8 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

f). Approve the signers on the Bank of Hawai'i account - Road Savings - Jon, Jeanette & Teresa

Kealoha Tam District 8 with motion to approve the signers on the Bank of Hawai'i account - Road Savings - Jon Loehndorf, Jeanette Baysa & Teresa Bayne .
Liz Ahue District 7 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

g). Approve the signers on the Bank of Hawai'i account - Non-Roads Checking - Jon, Jason, Jeanette, Liz, & Teresa

Molly Suarez District 4 with motion to approve signers on the Bank of Hawai'i account - Non-Roads Checking - Jon Loehndorf, Jeanette Baysa & Teresa Bayne. Antonio Stone District 3 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

h). Approve the signers on the Edward Jones account - Jon, Jeanette, Jason, Liz

Jason Schillewaert District 1 with the motion to approve the signers on the Edward Jones account - Jon Loehndorf, Jeanette Baysa and Teresa Bayne.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

i). Approve Letter of Authorization for Signatories for Credit Card Applications needed - Jon, Jeanette

Kealoha Tam with motion to approve Letter of Authorization for Signatories for Credit Card Applications needed - Jon Loehndorf and Jeanette Baysa.
Antonio Stone District 3 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

j). Discuss possible August 5th meeting

Jason Schillewaert District 1 to table

k). Approve Version of Roberts Rules of Order to be used. Current version used is 12th Edition.

Jon Loehndorf District 9 with motion to approve Version of Roberts Rules of Order to be used, 12th Edition. Jason Schillewaert District 1 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

l). Adopt Conflict of Interest Policy

BOD to review policy
Liz Ahue District 7 with correction
Further discussion amongst BOD
Jason Schillewaert District 1 with motion to adopt Conflict of Interest Policy as written. Liz Ahue District 7 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

m). Review Liability Insurance Coverage needs

Discussion amongst BOD
Kealoha Tam District 8 with motion to accept the Liability Insurance Coverage.
Jason Schillewaert District 1 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

n). Review Liaison representation on committees
Discussion amongst BOD
Finance - Molly Suarez
Bylaws - Ray Patron
Cultural Preservation - Liz Ahue
Sustainability - Kealoha Tam
Jon Loehndorf District 1 with motion to approve BOD committee appointees.
Liz Ahue District 7 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

o). Approve Unaudited Financials to be sent out
Financials handed out to BOD for review
Discussion amongst BOD
Jon Loehndorf District 9 with a motion to allow the unaudited financials to be sent out.
Kealoha Tam with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

p). Discussion on Chip Seal roads and reclamation RFQ
Discussion amongst BOD
Decision to add to next BOD meeting

q). Discuss Researching and Development for funding roads
Discussion amongst BOD, Bill 82

r). Ratify Vote to hire additional Road Crew member
Jon Loehndorf District 9 call to vote to hire additional Road Crew member
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

s). Discuss changing Credit Card processing company
Jon Loehndorf District 9 to table this till next BOD meeting

t). Kupuna Meals
Kupuna Meal 9/11 9am to 5:30pm
Discussion amongst BOD
Jon Loehndorf District 9 with motion to allow the Kupuna Meals project to use the Activity Center on September 11th from 9am to 5:30pm free of charge.
Kealoha Tam District 8 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

15. Owner Input (limited to 3 minutes each) Please submit your questions/statement in writing if you wish them to be included in the minutes.

- Julie Rice with questions and submission of questions

16. *Announcements*

a). Next Board meeting August 05, 2026, 6pm

b). Next General Membership Meeting is October 25, 2026, 3pm check-in starts at 2pm

17. *Adjourn to executive session to discuss Legal and personnel matters.*

Jason Schillewaert District 1 with motion to adjourn to executive session to discuss Legal and personnel matters. Jeanette Baysa District 5 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.
Meeting adjourned at 8:25pm

HPPOA Board Of Directors Session
Approved Meeting Motions Log
Wednesday, July 15, 2026

Jason Schillewaert District 1 with motion that all owner's input is on Owner's Input on the agenda or specifically asked.
Kealoha Tam District 8 with second.
Vote: Yes - 5, No - 0, Abstain - 1 (Liz Ahue District 7)
Motion carried.

Jason Schillewaert District 1 with motion to approve the agenda for July 15, 2026 HPPOA Board of Directors Meeting as amended.
Jeanette Baysa District 5 with second.
Vote: Yes - 6, No - 0, Abstain - 0
Motion carried.

Jeanette Baysa District 5 with motion to approve June 17, 2026 HPPOA Meeting Minutes as presented.
Jason Schillewaert District 1 with second.
Vote: Yes - 6, No - 0, Abstain - 0
Motion carried.

Liz Ahue District 7 with motion to approve June 28, 2026 Meeting Minutes as presented.
Jason Schillewaert District 1 with second.
Vote: Yes - 6, No - 0, Abstain - 0
Motion carried.

Jon Loehndorf District 9 with motion to accept the 2 Board Meetings a Month Resolution. Kealoha Tam District 8 with second.
Vote: Yes - 6, No - 0, Abstain - 0
Motion carried.

Jon Loehndorf District 9 with motion to accept Ray Patron District 6, Liz Ahue District 7 and Keith Redman to the HR Committee.
Jason Schillewaert District 1 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

Jon Loehndorf District 9 with motion to make the HPPOA GM a permanent seat on the Policy and Procedures Committee.
Ray Patron District 6 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

Antonio Stone District 3 with motion to make Karin Hoffman, member seat on the Policy and Procedures Committee.
Kealoha Tam District 8 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

Jason Schillewaert District 1 volunteers as BOD seat.
Molly Suarez District 4 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

Antonio Stone District 3 with motion to approve the signers on the Bank of Hawai'i account - Road Checking - Jon Loehndorf, Jeanette Baysa and Teresa Bayne.
Kealoha Tam District 8 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

Kealoha Tam District 8 with motion to approve the signers on the Bank of Hawai'i account - Road Savings - Jon Loehndorf, Jeanette Baysa & Teresa Bayne .
Liz Ahue District 7 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

Molly Suarez District 4 with motion to approve signers on the Bank of Hawai'i account - Non-Roads Checking - Jon Loehndorf, Jeanette Baysa & Teresa Bayne.
Antonio Stone District 3 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

Jason Schillewaert District 1 with the motion to approve the signers on the Edward Jones account - Jon Loehndorf, Jeanette Baysa and Teresa Bayne.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

Kealoha Tam with motion to approve Letter of Authorization for Signatories for Credit Card Applications needed - Jon Loehndorf and Jeanette Baysa.
Antonio Stone District 3 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

Jon Loehndorf District 9 with motion to approve Version of Roberts Rules of Order to be used, 12th Edition. Jason Schillewaert District 1 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

Jason Schillewaert District 1 with motion to adopt Conflict of Interest Policy as written. Liz Ahue District 7 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

Kealoha Tam District 8 with motion to accept the Liability Insurance Coverage.
Jason Schillewaert District 1 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

Jon Loehndorf District 1 with motion to approve BOD committee appointees.
Liz Ahue District 7 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

Jon Loehndorf District 9 with a motion to allow the unaudited financials to be sent out.
Kealoha Tam with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

Jon Loehndorf District 9 call to vote to hire additional Road Crew member
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

Jon Loehndorf District 9 with motion to allow the Kupuna Meals project to use the Activity Center on September 11th from 9am to 5:30pm free of charge.
Kealoha Tam District 8 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.

Jason Schillewaert District 1 with motion to adjourn to executive session to discuss Legal and personnel matters. Jeanette Baysa District 5 with second.
Vote: Yes - 8, No - 0, Abstain - 0
Motion carried.
Meeting adjourned at 8:25pm

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

Date: Sept 2, 26

Upon acceptance,

HPPOA Board Secretary

Date: 9/8/21

President's Report July 15, 2026

Aloha,

Over the last couple of years there have been stories/gossip about why HPPOA BOD adopted HRS 421J. It was not so that HPP could become an HOA!! The reason is that we legally had to. This is the advice that we were given by our Lawyer and multiple other opinions from other legal entities.

Litigation: At this time, there are 2 active cases.
1. Patricia Ruppert's lawsuit is still in Mediation
3. Leslie Blyth – Additional 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. Start looking for signs announcing Key Issue near the end of this Month.

We are getting the Road Crew trained to get the roads prepped for the paving saving money. We have finished 20th Kaloli dead-end and are working on 9th from Kaloli to Paradise.

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 $9000.00 in fees LAST 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.

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
July 15, 2026

Bank Balances as of the end of June 2026:

TOTAL Checking, Savings, and Investment Account: $8,254,965.61

TOTAL Accounts Receivables: $4,022,998.44

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 6/2025 was $3,696,498.90. The annual billing for this year was $3,807,990. As of June 2026, we had a total of 6,746 owners paid in full or 76.1%. We collected $239,501 in fees in January, $786,073 in February, $ 1,176,647 in March, $640,692 in April, $123,377.22 in May and $316,851.05 in June for a total of $3,283,143.07.

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 43 property transfers during the month of June.

Total Expenses this year for roads is $2,977,518 and non-roads is $71,204 for total expenses of $3,048,723. Our current net income for paving and equipment purchases is $1,533,890 and we budgeted $1,523,640.

Of the $8,254,965 in accounts, this represents the budget for next fiscal year at $2,907,400, reserves of $3,000,000, under paving contract is $1,050,000 which leaves a remaining balance of $1,297,000 for paving and new equipment in the coming fiscal year.

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, 2026. 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 June 2026

July 15, 2026

Admin

Delinquency notices were mailed on June 3 and a substantial number of Pre-lien notices were sent throughout the month. If left unresolved, the liens will be filed in September.

The ballot counting was done by the League of Women Voters on June 8. Results were announced at the June 28 Annual meeting.

20th Kaloli dead end was paved, with our crew doing the prep work and Yamada and Sons laying asphalt and doing the finish work. Our crew has moved to 9th Kaloli to Paradise and is doing the rep work. It is anticipated that asphalt will be laid by the end of August. Please watch for workers and expect traffic delays. All owners on 9th K-P were mailed a letter regarding the construction and paving.

The curb stops were placed at the playground the last week of June, and the playground fence was repaired the first week of July. The 2 large gates need to be worked on, as they weren't included in the repair bid. Paul has offered to do the work, and I am donating the chain link needed.

2 of the road crew staff left to pursue opportunities on the mainland. We have hired new workers to replace them, as well as the third position authorized by the BOD.

The annual financial mail out must be done within 60 days of the Fiscal Year End. We will be printing that starting Jul 15. Printing will take approximately 1 week as the copier prints about 1000 pages per hour and we have to print just under 40k pages. We then have to stuff the envelopes and get them mailed by the deadline.

I have started pricing and sourcing materials for the office renovation. Paul has offered to do much of the work, which will help keep our costs down. Step 1 will be to insulate the attic, which is going to be about $1500. Step 2 is to replace the windows, which is going to be about $4500 plus some labor costs. Step 3 is to install hot water in the ladies bathroom (approx. $1400). Step 4 would be to paint (approx. $1500), followed by new flooring ($2500), and the last step would be to install new air conditioning. We are planning to do the work piecemeal. I am hoping to start this work near the first week of August and have everything finished by the end of November.

The activity center still needs additional work getting rid of termite infested material. The wooden doors will be replaced in August, and then a decision needs to be made about the stage. It is rapidly reaching a point of not being safe, with soft spots on the steps and stage floor. We may be able to make repairs, but the best option may be to remove it completely.

Road Superintendent Report

July 15, 2026

For the Month of June 2026

ROADS

ROADS GRADED/WIDEN: 6 MILES	**ROAD GRAVELED**: 2 MILES
-19TH MAKU'- DEAD-END	-RAILROAD KALOLI - DEAD-EAD (477.17) TONS
-15TH KALOLI – PARADISE	-RAILROAD KALOLI – PARADISE (480.51) TONS
-10TH KALOLI – PARADISE	-20 KALOLI DEAD-END (34.25) TONS
-8TH MAKU'U- PARADISE	: TOTAL OF= (991.76) TONS
-3RD KALOLI- PARADISE	

SPOT DROP / CHAIN SPREAD: 12 ROADS		**ROAD WATERED**: 15 ROADS
-32ND PARADISE DEAD-END	-15TH KALOLI DEAD-END	-20TH KALOLI DEAD-END (12X)
-30TH MAKUU DEAD-END	-14TH KALOLI PARADISE	-17TH MAKUU- PARADISE (6X)
-26TH MAKUU DEAD-END	-14TH MAKUU DEAD-END	-RAILROAD KALOI- PARADISE(5X)
-25TH MAKUU DEAD-END	-13TH KALOLI DEAD-END	-8TH MAKUU-PARADISE (4X)
-21ST MAKUU DEAD-END	-11TH MAKUU DEAD-END	-RAILROAD KALOLI-PARADISE(3X)
-19TH KALOLI DEAD-END	-10TH MAKUU DEAD-END	-8TH PARADISE-KALOLI (3X)
-18TH KALOLI DEAD- END	-9TH KALOLI DEAD- END	-13TH PARADISE-KALOLI (2X)
-17TH KALOLI – PARADISE	-9TH KALOLI – PARADISE	-18TH PARADISE-KALOLI (2X)
-17TH KALOLI DEAD-END	-3RD KALOLI – PARADISE	-10TH PARADISE-KALOLI (2X)
-16TH KALOLI – PARADISE	-2ND KALOLI- PARADISE	-5TH MAKUU DEAD-END (2X)
-KALOLI 4TH MAIL PARK	-12TH MAKUU APRON	-15TH MAKUU DEAD-END (1X)
-3RD PARADISE APRON		-6TH KALOLI DEAD-END (1X)
RUBBISH: MAIN 4 ROADS / (1.60) TONS		-3RD PARADISE- KALOLI (1X)
-25TH KALOLI-PARADISE	-LOKE RD.	-BEACH MAKUU-PARADISE (1X)
-14TH KALOLI-PARADISE	-RAILROAD MAKUU D.E	-BEACH MAKUU DEAD-END (1X)

SIDEARM MOWING

JOHN DEERE SIDEARM

MILES: 50

MAKUU MAIN

PARADISE MAIN 22 TO BEACH

PARADISE MAIN 22 TO 32

16 MAKUU- PARADISE

KALOLI MAIN 16 DOWN BEACH

RAILROAD PARADISE- KALOLI

RAILROAD P-K

RAILROAD KDE

16TH PARADISE- KALOLI

17TH PARADISE - KALOLI

16TH KALOLI DEAD-END

17TH KALOLI DEAD-END

18 PARADISE DEAD END

18 MAKUU MAKAI SIDE

18TH PARADISE- KALOLI

18TH KALOLI DEAD-END

12TH PARADISE- KALOLI

16TH MAKUU- PARADISE

19TH MAKUU- PARADISE

19TH PARADISE – KALOLI

19TH KALOLI DEAD-END

CHALLENGER SIDEARM

MILES: 68

16TH MAKUU-PARADISE

16TH MAKUU-PARADISE 1/2 DONE

KALOLI MAIN (HILO SIDE)

5TH MAKUU DEAD-END

5TH KALOLI-PARADISE

5TH PARADISE-MAKUU

5TH MAKUU DEAD-END

5TH MAKUU- PARADISE

6TH MAKUU- PARADISE

7TH MAKUU- PARADISE

8TH KALOLI DEAD-END TO MAKUU DEAD-END

9TH KALOLI DEAD-END TO MAKUU DEAD-END

13TH KALOLI DEAD-END

13TH KALOLI - PARADISE

13TH PARADISE DEAD-END

13TH PARADISE- MAKUU

13TH MAKUU DEAD-END

10TH MAKUU- PARADISE

11TH MAKUU- PARADISE

12TH MAKUU- PARADISE

11TH MAKUU- PARADISE

12TH MAKUU- PARADISE

13TH MAKUU-PARADISE

15TH MAKUU-PARADISE

15TH MAKUU-PARADISE

18TH MAKUU-PARADISE

19TH MAKUU-PARADISE

9TH KALOLI-PARADISE

14TH MAKUU-PARADISE

ZERO TURN MOWING

KUBOTA ZERO TURN

MILES: 160

PILIKAI	24TH MAKUU - SHOWER
PARADISE ALA KAI	25TH MAKUU - SHOWER
1ST MAKUU- PARADISE	26TH MAKUU - SHOWER
4TH MAKUU- PARADISE	27TH MAKUU- SHOWER
7TH MAKUU- PARADISE	28TH MAKUU-SHOWER
12TH MAKUU- PARADISE	29TH MAKUU- SHOWER
16TH MAKUU – PARADISE	30TH MAKUU- SHOWER
RAILROAD MAKUU DEAD-END	31ST MAKUU - KALOLI
19TH MAKUU- PARADISE	32ND MAKUU-PARADISE
22ND MAKUU DEAD-END	33RD MAKUU DEAD-END
22ND MAKUU-PARADISE	PILIKAI
23RD MAKUU- PARADISE	PARADISE ALA KAI
24TH MAKUU-PARADISE	1ST MAKUU- PARADISE
25TH MAKUU- PARADISE	4TH MAKUU- PARADISE
26TH MAKUU-PARADISE	7TH MAKUU-PARADISE
26TH MAKUU- PARADISE	12TH MAKUU- PARADISE
27TH MAKUU-PARADISE	16TH MAKUU-PARADISE
28TH MAKUU- PARADISE	
29TH MAKUU- PARADISE	
32ND MAKUU-PARADISE	
33RD MAKUU- PARADISE	
PILIKAI	
PARADISE ALA KAI	
BEACH PARADISE- KALOLI	
1ST MAKUU TO KALOLI	
2ND MAKUU TO KALOLI	
4TH MAKUU TO KALOLI	
7TH MAKUU TO KALOLI	
12TH MAKUU TO KALOLI	
16TH MAKUU TO KALOLI	
19TH MAKUU TO KALOLI	
14TH KALOLI DEAD-END	
18TH PARADISE DEAD END	
RAILROAD MAKUU DEAD-END	
22ND MAKUU TO SHOWER	
23RD MAKUU TO SHOWER	

SCAG ZERO TURN

MILES: 86

KALOLI MAIN16 TO BOTTOM
PARADISE MAIN 26 TO BOTTOM
PARADISE MAIN 26 TO 32
ALL ON MAKUU MAIN
PILIKAI
PARADISE ALA KAI
1ST PARADISE - KALOLI
4TH PARADISE - KALOLI
7TH PARADISE - KALOLI
12TH PARADISE - KALOLI
14TH KALOLI DEAD-END
16TH PARADISE - KALOLI
19TH PARADISE - KALOLI
21ST KALOLI - SHOWER
22ND KALOLI - SHOWER
23RD KALOLI - SHOWER
24TH KALOLI - SHOWER
25TH KALOLI - SHOWER
26TH KALOLI - SHOWER
27TH KALOLI - SHOWER
28TH KALOLI - SHOWER
29TH KALOLI - SHOWER
30TH KALOLI - SHOWER
CUT MAIL PARK 6 MAKUU
POHAKU CIR
ALL OF SHOWER MAIN
ALL OF KALOLI MAIN
PARADISE MAIN 16 TO BOTTOM
PARADISE MAIN 16 TO TOP
MAKUU MAIN 16 TO TOP
MAKUU MAIN 16 TO BOTTOM

SUMMARY

- Crew have successfully finalized the paving overlay at 20th kaloli dead-end. The roadway is now fully restored and open to local traffic. Moving on to future projects, our team and equipment are transitioning to the remaining scheduled projects for the year.

- Continuing to apply hot mix (Asphalt) to the areas that need it most, especially past chip-sealed road. (weather permitting).

- Calcium Chloride applications have been applied on (5) resident-requested unpaved road segment. (weather permitting).

- Continuing stop bar painting on roads and all other road request projects (weather permitting).

- Please be advised that selective herbicides will currently be applied to the designated posted area. Residents who previously requested a callback will be informed before application process is done. (weather permitting).

- In the month of June 2026 Road maintenance was successfully processed and completed (78) resident request for road maintenance. Request varies from dead animal pick up, fallen tree, rubbish pick up, abandoned vehicles, missing / replacing road signs, and to all road easement repairs and maintenance.

July 15, 2026 Bylaws Committee Report
Aloha President and Directors,

Please be advised that this report is a verbal status report only. The committee will not be presenting text for the Board to review or vote on at this time.

1. **Proxy Representation Amendment:** The Bylaws Committee completed the draft allowing HPPOA members to designate a proxy to attend meetings and ask questions on their behalf. However, this item was not formally presented to the membership at the June 28, 2026 General Membership Meeting because it was improperly placed under New Business as the final agenda item.

2. **Bylaw Reconciliation:** The committee has begun reconciling the unauthorized alterations made to the bylaws by the Board via legal counsel. We have completed our review of Article IV. The process previously utilized by the Board to alter these bylaws violated HRS § 421J, HRS § 414D, the HPPOA Articles of Incorporation, and our established bylaws.

3. **Upcoming Business:** The committee will discuss amendments to Article X (Committees) at our next meeting on July 23, 2026, from 5:00 PM to 7:00 PM.

4. **Article XII, Section 3(d):** I will not be addressing Article XII, Section 3(d) as requested by the President via email, because this task has not been legally assigned or voted on by the Board. The directive issued by the President at the June 15, 2026 Board of Directors meeting was procedurally invalid. Amending governing documents is a serious corporate matter. Because this article was not explicitly listed on the June BOD agenda, the mandatory notification requirements of HRS § 421J were bypassed, rendering the action null and void. Furthermore, our Bylaws state that prior notice of at least 14 days is required for any proposed amendments. The committee will properly place this item on its own July 23, 2026 agenda.

5. **Proper Parliamentary Procedure:** Moving forward, the presentation and vetting of all bylaw amendments—including any specific sections or regions requested by the membership for review—will take place

exclusively during the Bylaws Committee Report at General Membership Meetings, not under New Business. While New Business was utilized in the past, Robert's Rules of Order Newly Revised (RONR § 41:5 and § 51:11) dictates that committee business and member-referred reviews belong under Committee Reports. Furthermore, previous notice requirements are governed by RONR § 56:50–51. To ensure members have adequate time to review complex changes before they are formally vetted at a membership meeting, all proposed amendment texts must be posted to the official website concurrently with the distribution of the meeting agenda notice. This satisfies the fair notice requirements of HRS § 414D-105(c), ensuring members are not blindsided by text they are expected to review and discuss prior to the official mail-out ballot.

Mahalo for your attention
Patti Szot
Bylaws Chair

HAWAIIAN PARADISE PARK OWNERS ASSOCIATION

Conflict of Interest Policy

Adopted 12/20/2023

Article I
Purpose

The purpose of the conflict of interest policy is to protect this Hawaii non-profit organization's (Organization) interest when it is contemplating entering into a transaction or arrangement that might benefit the private interest of an officer or director of the Organization or might result in a possible excess benefit transaction. This policy is intended to supplement but not replace any applicable state and federal laws governing conflict of interest applicable to this Organization.

Article II
Definitions

1. Interested Person

Any director, principal officer, key employee (as such term may be defined by the board of directors from time to time) or member of a committee with board-delegated powers, who has a direct or indirect financial interest, as defined below, is an interested person.

2. Financial Interest

A person has a financial interest if the person has or anticipates having, directly or indirectly, through business, investment, or family member:

a. An ownership or investment interest in any entity with which the Organization has or is contemplating a transaction or arrangement;

b. A compensation arrangement with the Organization or with any entity or individual with which the Organization has or is contemplating a transaction or arrangement;

c. A relationship as an officer, director, partner, significant donor or lender of any entity with which the Organization has or is contemplating a transaction or arrangement; and

d. Authority to make material decisions, whatever the person's formal title, on behalf of any entity with which the Organization has or is contemplating a transaction or arrangement.

Compensation includes direct and indirect remuneration as well as gifts or favors that are not insubstantial.

A family member includes a spouse, parent, grandparent, great-grandparent, brother and sister (whether whole or half-blood), children, grandchildren, or great-grandchildren (whether natural or adopted), and the spouses of any of them [and any person residing in the same household].

A financial interest is not necessarily a conflict of interest. Under Article III, Section 2, a person who has a financial interest may have a conflict of interest only if the Board or appropriate committee decides that a conflict of interest exists.

Article III
Procedures

1. Duty to Disclose

In connection with any actual or possible conflict of interest, an interested person must disclose the existence of the financial interest and be given the opportunity to disclose all material facts to the directors and members of committees with board-delegated powers considering the proposed transaction or arrangement.

2. Determining Whether a Conflict of Interest Exists

After disclosure of the financial interest and all material facts, and any discussion with the interested person, he or she shall leave the Board of Directors or committee meeting while the determination of a conflict of interest is discussed and voted upon. The remaining board or committee members shall decide if a conflict of interest exists by majority vote.

3. Procedures for Addressing the Conflict of Interest

a. An interested person may make a presentation at the Board of Directors or committee meeting, but after the presentation, he or she shall leave the meeting during the discussion of, and the vote on, the transaction or arrangement involving the possible conflict of interest.

b. The chairperson of the Board or committee shall, if directed by majority vote of the remaining board or committee members, appoint a disinterested person or committee to investigate alternatives to the proposed transaction or arrangement.

c. After exercising due diligence, the Board or committee shall determine by a majority vote of the disinterested directors whether the Organization can obtain with reasonable efforts a more advantageous transaction or arrangement from a person or entity that would not give rise to a conflict of interest.

d. If a more advantageous transaction or arrangement is not reasonably possible under circumstances not producing a conflict of interest, the Board or committee shall determine by a majority vote of the disinterested directors whether the transaction or arrangement is in the Organization's best interest, for its own benefit, and whether it is fair and reasonable. In conformity with the above determination the Board or committee shall make its decision as to whether the Organization should enter into the transaction or arrangement.

4. Violations of the Conflicts of Interest Policy

a. If the Board of Directors or committee has reasonable cause to believe a member has failed to disclose actual or possible conflicts of interest, it shall inform the member of the basis for such belief and afford the member an opportunity to explain the alleged failure to disclose.

b. If, after hearing the member's response and after making further investigation as warranted by the circumstances, the Board or committee determines the member has failed to disclose an actual or possible conflict of interest, it shall take appropriate disciplinary and corrective action.

5. Quorum.

Interested members may be counted in determining the presence of a quorum at a meeting of the Board of Directors or any Committee, thereof, which authorizes, approves or ratifies a transaction or arrangement pursuant to this Policy

Article IV
Records of Proceedings

The minutes of the Board of Directors and all committees with board-delegated powers shall contain:

a. The names of the persons who disclosed or otherwise were found to have a financial interest in connection with an actual or possible conflict of interest, the nature of the financial interest, any action taken to determine whether a conflict of interest was present, and the Board's or committee's decision as to whether a conflict of interest in fact existed.

b. The names of the persons who were present for discussions and votes relating to the transaction or arrangement, the content of the discussion, including any alternatives to the proposed transaction or arrangement, and a record of any votes taken in connection with the proceedings.

Article V
Compensation

A voting member of the Board of Directors who receives compensation, directly or indirectly, from the Organization for services is precluded from voting on matters pertaining to that member's compensation.

A voting member of any committee whose jurisdiction includes compensation matters and who receives compensation, directly or indirectly, from the Organization for services is precluded from voting on matters pertaining to that member's compensation.

No voting member of the Board or any committee whose jurisdiction includes compensation matters and who receives compensation, directly or indirectly, from the Organization, either individually or collectively, is prohibited from providing information to any committee regarding compensation.

Article VI
Annual Statements

Each director, principal officer, key employee (as such term may be defined by the Board of Directors from time to time) and member of a committee with board-delegated powers shall annually sign a statement which affirms such person:

a. Has received a copy of the conflicts of interest policy.

b. Has read and understands the policy;

c. Has agreed to comply with the policy;

d. Has agreed to report promptly any changes in information reported on this form, or any new information relevant to a conflict of interest; and

e. Understands the Organization is charitable and in order to maintain its federal tax exemption it must engage primarily in activities which accomplish one or more of its tax-exempt purposes.

Article VII
Periodic Reviews

Periodic reviews shall be conducted to ensure the Organization operates in a manner consistent with its charitable purposes and does not engage in activities that could jeopardize its tax-exempt status. The periodic reviews shall, at a minimum, include the following subjects:

a. Whether compensation arrangements and benefits are reasonable, based on competent survey information and the result of arm's length bargaining.

b. Whether partnerships, joint ventures, and arrangements with management organizations conform to the Organization's written policies, are properly recorded, reflect reasonable investment or payments for goods and services, further charitable purposes, and do not result in inurement, impermissible private benefit, or in an excess benefit transaction.

Article VIII
Use of Outside Experts

When conducting the periodic reviews as provided for in Article VII, the Organization may, but need not, use outside advisors. If outside experts are used, their use shall not relieve the Board of Directors of its responsibility for ensuring periodic reviews are conducted.

Article IX
Personal Use of Information

No director, officer or employee of the Organization shall take personal advantage of information she or he receives during service to the Organization. Any such person who obtains information that could be of personal benefit shall refrain from taking action on such information until all issues have been reviewed by the Board of Directors and a determination is made that such personal use would not publicly harm or be financially detrimental to the Organization's reputation and/or operation. All board information is considered confidential unless the board expressly acknowledges in writing that any such information is not confidential.

HAWAIIAN PARADISE PARK OWNERS ASSOCIATION CONDUCT POLICY

Date: September 18, 2024 (Passed by the HPPOA Board of Directors)

CONDUCT POLICY

1. PURPOSE:

Hawaiian Paradise Park (HPP) is a private agricultural/residential area. As the population of HPP increases, the sheer number of emerging issues and people with differing points of view will result in situations that inflame tempers or make it difficult to operate in the spirit of Aloha. The HPP Owners Association (HPPOA) is cömmitted to preserving the spirit of Aloha in the way we relate to others in our conduct of business. This policy is the method by which HPPOA defines for all what behavior is not acceptable and the consequences for those who do not relate to each other appropriately. Mutual respect and civility are the driving forces for doing business in our community.

2. POLICY:

Our communications with others in our community and outside entities should always be approached with courtesy and civility. How we treat others is how we expect others to treat us. The following procedures define clearly how we must act in our communications with other individuals and entities.

3. PROCEDURE•

These procedures will guide behaviors between Board Members, staff and members/owners. The attachments listed will define and specify offensive behaviors, along with when and how these are to be addressed. Included also is a glossary of terms to assist in defining inappropriate behaviors. Attachment A defines procedures for Board Member conduct.
Attachment B is the Official Letter of Reprimand for Board Members who do not comply with the procedures.
Attachment C is a glossary of terms to help HPPOA members and staff defines unacceptable behavior and list possible actions for negative behaviors. Attachment D is a Code of Ethics that all Board Members sign prior to accepting office. Attachment E defines procedures for staff, expanding on the employee handbook materials. Attachment F deals with membership conduct. The ultimate response to continued misbehavior is civil action. Legal Counsel will be consulted whenever a Board Member and/or staff are involved in protracted misbehavior that is potentially injurious to the Association, other Board Members or staff. Mediation services will be utilized to resolve issues when the procedural elements in the policy have failed to provide a successful resolution.

4. RESPONSIBILITY:

The President of the Board is responsible for enforcement of procedures that pertain to inappropriate communications or actions of Board Members or membership and where Board Members or members are the object or cause of inappropriate conduct, verbal or written.

Both Board Members and members are responsible for maintaining an environment of respect and civility in communicating with consultants, Board Members, staff, Government agencies and members/owners. The General Manager is responsible for assuring a climate of mutual respect and civility is maintained in the staff's relationships with vendors, Board Members, co-staff and member/owners and Government agencies.

Member/owners, whether in roles in voluntary leadership for HPPOA or simply as participants in meetings, are responsible for maintaining appropriate levels of respectful communication.

5. REFERENCES:

HPPOA By laws, HPPOA Personnel Handbook, Roberts Rules of Order, Edition adopted by the Board, HRS Chapter 414 D, and HRS Chapter 421J

Attachment A

HPPOA BOARD AND MEMBERSHIP CONDUCT PROCEDURES

ATTACHMENT A

A. Board Members, Members of committees, and Members of the association are expected to adhere to respectful modes of communication and behavior with all Board Members, Association staff, consultants, Governmental agencies and HPPOA Members and Committee Members.

B. When Members are accused of inappropriate behaviors or communications, an immediate response is required. Incidents that are perceived as threatening, disrespectful, or demonstrating willful misconduct or misuse of authority/discretion on the part of a Member require an immediate and decisive response by the Board. The following items outline the specific process for dealing with such misbehaviors.

C. When a Member exhibits behavior that is offensive, harassing, threatening or blatantly disrespectful in a verbal, . non-verbal or written communication, he/she can be confronted by another Member or the Presiding officer and then be "called to order", indicating that said behavior is offensive and needs to stop. If the noted behavior continues or escalates, the offended Member or may request an Executive Board session to discuss the behavior and render a ruling in reaction to the behavior. When the Board is called to Executive session as a result of a behavioral allegation, the Board may take appropriate action including but not limited to a reprimand.

D. Members at HPPOA functions are expected to maintain civil and non-threatening behavior in interactions with fellow members, HPPOA staff, and Board Members. For meetings to function in a constructive manner, each member must remember that he/she has the responsibility to act in a civil manner, even when events or topics may be controversial or inflammatory.

1. At HPPOA Membership Meetings during open discussion, a person may address the assembly only after raising a voting paddle and being recognized by the Presiding Officer. Responses are to be limited to 5 minutes, with only one opportunity to make a statement on the agenda issue. (Exception: The member may address the same subject during member input if the member had sign up for input prior to the meeting). Statements not related to the agenda item will not be recognized by the presiding officer.

Attachment B

2. During the time allotted for member input, members are to respect the 3 minute time limit. Continued statements in either open discussion or the member input will be addressed by the Presiding Officer issuing a "call to order" to the offending member. If the offending member continues the disruptive, behavior the residing officer will ask the person to leave the meeting. Further disruptive behavior will result in a 91 Icall, or request for the attending police officer to remove the disruptive member. If the behavior escalates and no immediate law enforcement agent is available; the HPPOA membership meeting is immediately adjourned. Behavior resulting in removal will bar this person from membership attendance at any HPPOA function for 1 year.
3. HPPOA members are guests at Board meetings. As such, their input is limited to either the 3 minute owner input or as an invited speaker on an agenda item. Uninvited comments will not be recognized. Repetitive comments will result in the presiding officer issuing a "call to order". Additional outbursts will result in the guest being asked to leave the room and "cool down". Any continuing disruptive behavior will result in the room being cleared by the Board entering into Executive session with only invited participants in attendance.
4. HPPOA Members who interact with HPPOA Staff are expected to treat staff with respect of employer to employee.
5. Members who are dissatisfied with interactions with Staff can contact the General Manager or District Board Representative. Members are expected not to attack or verbally abuse staff whatever the disagreement or complaint they may have presented to the Staff.

GM

Hawaiian Paradise Park Owners Association

BOARD OF DIRECTORS RESOLUTION
ESTABLISHING REGULAR BOARD MEETING SCHEDULE

Resolution No. 26-03

WHEREAS, the Hawaiian Paradise Park Owners Association ("HPPOA") is committed to effective governance, transparency, and the timely conduct of Association business; and
WHEREAS, regular, well-structured, and productive Board meetings are essential to ensuring informed decision-making, fiscal responsibility, and responsive service to the community; and
WHEREAS, establishing a consistent meeting schedule promotes greater participation by Board members and Members of the Association, enhances accountability, and ensures continuity in addressing operational and strategic matters;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Hawaiian Paradise Park Owners Association hereby affirms the necessity of holding regular and productive Board meetings; and
BE IT FURTHER RESOLVED, that the Board of Directors shall hold two (2) regular Board meetings each month, scheduled as follows:

- The first Wednesday of each month at 6:00 p.m.; and
- The third Wednesday of each month at 6:00 p.m.;

BE IT FURTHER RESOLVED, that all such meetings shall be held at the HPPOA Activity Center, located at 15-1570 Maku'u Drive, Kea'au, Hawaii 96749, unless otherwise duly noticed in accordance with applicable governing documents and laws; and

BE IT FURTHER RESOLVED, that the Board shall endeavor to conduct meetings in a professional, efficient, and productive manner, with agendas prepared in advance and opportunities for Member input as appropriate; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately upon adoption and shall remain in force unless amended or rescinded by subsequent resolution of the Board of Directors.

ADOPTED by the Board of Directors of the Hawaiian Paradise Park Owners Association this ___ day of __________, 2026.

President, Board of Directors

Secretary, Board of Directors

JULY 15, 2026

I HAVE NOT HEARD ANY UPDATES RECENTLY ON THE WELL PROJECT. IS HPPOA STILL MOVING FORWARD WITH PLANS TO DRILL A WELL ON THE 16TH AND MAKU'U PROPERTY?

IF SO, DO YOU ACKNOWLEDGE THAT IF IWI KUPUNA HAVE ALREADY BEEN IDENTIFIED NEARBY, THERE COULD BE MORE AT THE DRILLING SITE?

HOW DOES HPPOA PLAN TO MITIGATE A SITUATION SIMILAR TO WHAT HAPPENED WITH THE MAILBOXES? (WILL ARCHEOLOGICAL BE PERFORMED BEFORE BREAKING GROUND?)

I KNOW THE BURIAL TREATMENT PLAN FOR THE SITE(S) HERE ON 16TH AVE. WAS RECENTLY REJECTED BY THE HAWAI'I ISLAND BURIAL COUNCIL. WOULD THE BOARD CONSIDER ALLOWING THE CULTURAL PRESERVATION COMMITTEE TO ASSIST IN THE FACILITATION OF CREATING A NEW PLAN?

JULIE RICE
WAIKAHEKAHE NUI

Aloha! I want to briefly share how Robert's Rules of Order, protects our membership by maintaining order and civility in our meetings. This can get a bit technical, but I'll try to simplify.

Robert's Rules establishes clear standards for decorum—that means respectful, orderly conduct. At the heart of these rules is one principle: **remarks must stay relevant to the business being discussed. Members may not insult one another, impugn motives, or attack character.** [1]

The chair has a duty to enforce these standards. Under Robert's Rules, the chair must prevent members from injecting personal notes into debate and must ensure all discussion remains focused on the merits of the pending topic. [1][2] This isn't about restricting free speech—it's about protecting everyone's' right to be heard without hostility.

If a decorum breach occurs, any member may raise a Point of Order. This is also sometimes called a Call to Order. This is a right every member has. When you observe a violation—whether someone is using insulting language, insulting tone, making remarks off-topic, or attacking a person instead of addressing the issue—you simply stand, come to the microphone and state "Point of Order!" The chair must stop and address it immediately. [1][3] No second is required. No vote is needed to raise it.

The chair then rules: Was the rule violated or not? If the point is valid, the chair directs members back to proper conduct, typically using general language to address all members rather than singling anyone out. [1]

If you disagree with the chair's ruling, you may appeal. An appeal requires two members and allows the full assembly to decide whether the chair got it right. [1] This ensures the chair cannot abuse authority.

For serious or repeated violations, the membership can pursue formal discipline through a censure motion, which serves as a warning that continued misconduct may result in suspension or removal of the meeting. [1]

The bottom line: Robert's Rules gives us the tools to conduct orderly, respectful, and democratic meetings where everyone's voice is heard—and where civility is not optional, it's required.

Mahalo for listening, and for your aloha!

Reminder:

If you want to give input to a specific agenda topic, please raise your hand/paddle and wait to be recognized by the chair. Once recognized, please go up to the microphone* and give your input. Please make sure you are only speaking to the question/issue at hand. When you are finished you may go back to your seat.

Speaking into the microphone allows all of us to adequately hear what you have to say, including those that are attending via Zoom. It also feeds into the closed captioning.

For other items of concern or questions, please sign up for owner input. When this agenda item is reached, listen for your name to be called, come up to the microphone and give your input in 3 minutes or less.

Mahalo!