Hawaiian Paradise Park Owners' Association
Approved Board of Directors Meeting Minutes
Wednesday, October 07, 2026

1. *Call To Order*

BOD meeting called to order by Jon Loehndorf District 9 at 6:02pm. Taken place at HPPOA activity center.

2. *Roll Call*

Jason Schillewaert District 1, Robert Paul Derbyshire District 2, Liz Ahue District 7, Jeanette Baysa District 5, Jon Loehndorf District 9, Keith Redman District 6 and Kealoha Tam District 8.

Absent: Antonio Stone District 3 and Molly Suarez District 4

In attendance: Teresa Bayne HPPOA General Manager

3. *Approve agenda for October 7, 2026 HPPOA Board of Directors Meeting*

Jon Loehndorf District 9 with addition of item # 7 d). Road Supervisor Position

Jeanette Baysa District 5 with the motion to approve the agenda for October 7, 2026 HPPOA Board of Directors Meeting as amended.

Keith Redman District 6 with second

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

4. *Approve September 2, 2026 HPPOA Meeting Minutes*

Spelling corrections to Jon Loehndorf District 9 name, John to Jon throughout minutes.

Liz Ahue District 7 with motion to approve September 2, 2026 HPPOA Meeting Minutes as amended.

Jeanette Baysa District 5 with second

Vote: Yes - 6, No - 0, Abstain - 1 (Keith Redman District 6)

Motion carried.

5. *Approve September 16, 2026 HPPOA Meeting Minutes*

Spelling corrections to Jon Loehndorf District 9 name, John to Jon throughout minutes.

Jeanette Baysa District 5 with motion to approve September 16, 2026 HPPOA Meeting Minutes as amended.

Kealoha Tam District 8 with second

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

6. *Unfinished Business*

a). Accept quote for Activity Center Plumbing replacement

BOD to review quote, BOD discussion, BOD questions

Questions and comments from members

Jason Schillewaert District 1 with motion to accept the quote from Good Grade Plumbing to replace the Activity Center Plumbing.

Kealoha Tam District 8 with second

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

b). Malama Na Kupuna New event for Kupunas - Date Change

Discussion amongst BOD and Teresa Bayne HPPOA General Manager about date change.

Jon Loehndorf District 9 with motion to approve Malama Na Kupuna event date change.

Liz Ahue District 7 with second.

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

c). Continued discussion on Road Fee Increase

Discussion amongst BOD

Discussion opened to members

Jeanette Baysa District 5 with read of email from member in her district

d). Revisit Upgrade Activity Center Camera System

BOD review of Pacific ProTech quote

Discussion amongst BOD

Jon Loehndorf District 9 to table this for further information.

e). Continue discussion on future paving including mains

Kealoha Tam District 7 will be attending a meeting at the planning department with questions of possible funding, types of funding available, state CIP funding, half state / half county possible funding

Jeanette Baysa District 5 made template for grading roads for future paving potential

Jon Loehndorf District 9 to have the BOD review and improve the template and vote on at the next meeting.

f). Approve RFQ for Mains

Jason Schillewaert District 1 to table this item

g). Procedure 1.4 - Lien

Discussion amongst BOD

Jon Loehndorf District 9 with motion to accept Procedure 1.4 - Lien as written

Kealoha Tam District 7 with second

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

7. New Business

a). Cultural Preservation Committee Report

Julie Rice Interim Chair, read and submitted report and questionnaire

b). In Place Keiki Step Activity Center Use

Presentation of email, and introduction of non-profit by Kawehi Zoller and Ku'ulei Francisco

Questions and comments from BOD

Jon Loehndorf District 9 with motion to approve Inpeace Keiki Step Activity Center use, Monday - Tuesday 8am to 12pm, storage of supplies and to waive hourly fee upon receipt of proper paperwork and insurance coverage documents.

Liz Ahue District 7 with second

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

c). New Mailbox Park Location

BOD with presentation of an extension of the mailpark on 6th as additional mailpark site

Archeological Survey will be available for review on HPPOA's website

d). Road Superintendent Position

Announcement of action from executive session.

8. Owner 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, request for information to be placed on the October 25, 2026 Membership Meeting Agenda, read and submitted

Also read and submitted the standard handling of a bylaws amendment or revision submitted by the Bylaws Committee Chair statement.

9. Announcements

a). Next Board meeting October 21, 2026, 6pm

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

10. Adjourn to executive session to discuss Legal and personnel matters.

Liz Ahue District 7 with motion to adjourn to executive session to discuss Legal and personnel matters.

Keith Redman District 6 with second.

Vote: Yes - 7, No - 0, Abstain - 0

Motion carried.

Meeting adjourned at 8:24pm

HPPOA Board Of Directors Session
Approved Meeting Motions Log
Wednesday, September 16, 2026

Jeanette Baysa District 5 with the motion to approve the agenda for October 7, 2026 HPPOA Board of Directors Meeting as amended.
Keith Redman District 6 with second
Vote: Yes - 7, No - 0, Abstain - 0
Motion carried.

Liz Ahue District 7 with motion to approve September 2, 2026 HPPOA Meeting Minutes as amended.
Jeanette Baysa District 5 with second
Vote: Yes - 6, No - 0, Abstain - 1 (Keith Redman District 6)
Motion carried.

Jeanette Baysa District 5 with motion to approve September 16, 2026 HPPOA Meeting Minutes as amended.
Kealoha Tam District 8 with second
Vote: Yes - 7, No - 0, Abstain - 0
Motion carried.

Jason Schillewaert District 1 with motion to accept the quote from Good Grade Plumbing to replace the Activity Center Plumbing.
Kealoha Tam District 8 with second
Vote: Yes - 7, No - 0, Abstain - 0
Motion carried.

Jon Loehndorf District 9 with motion to approve Malama Na Kupuna event date change.
Liz Ahue District 7 with second.
Vote: Yes - 7, No - 0, Abstain - 0
Motion carried.

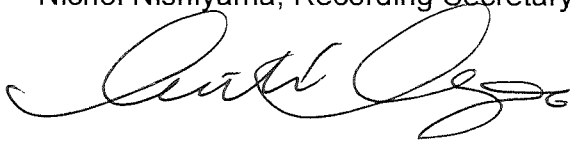
Jon Loehndorf District 9 with motion to accept Procedure 1.4 - Lien as written
Kealoha Tam District 7 with second
Vote: Yes - 7, No - 0, Abstain - 0
Motion carried.

Jon Loehndorf District 9 with motion to approve Inpeace Keiki Step Activity Center use, Monday - Tuesday 8am to 12pm, storage of supplies and to waive hourly fee upon receipt of proper paperwork and insurance coverage documents.
Liz Ahue District 7 with second
Vote: Yes - 7, No - 0, Abstain - 0
Motion carried.

Liz Ahue District 7 with motion to adjourn to executive session to discuss Legal and personnel matters.
Keith Redman District 6 with second.
Vote: Yes - 7, No - 0, Abstain - 0
Motion carried.
Meeting adjourned at 8:24pm

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: 11/4/26

Upon acceptance,

HPPOA Board Secretary



Date: 11/4/26

HPPOA ROAD PAVING WORKSHEET

Date	Date project initiated
Project Name	1st quarter 2027
Due /Completion Date	May 2027
RFQ Amount	Amount from Contractor
Prep Work By	HPPOA
Paving Work By	Contractor
Striping Work By	Contractor
Dots By	Contractor
Speed Measures By	Contractor
Budget	$600k

Need to decide how to weight, who will complete the form, etc

ATTRIBUTE	WEIGHT	Road	Road	Road
Cost (1, 3, 5, 10)	.35			
Traffic Volume (2, 6)	.35			
Benefits (8)	.10			
Development (4, 6, 9)	.10			
Public Preference (7)	.10			

Criteria:

1. Ease of prep work
2. Amount of traffic now
3. Number of legitimate work and dust control requests
4. Any construction happening now
5. Any large obstacles in the work area (trees, rock walls, rocks, utility poles, etc.)
6. Any business, mail parks, etc. in the area/path
7. Public opinion (member requests, concerns, etc.)?
8. Benefits of one road over another
9. Growth expectations (new businesses, parks, etc.)
10. Road width (does it need to be widened)
11. ADD MORE THEN ADD THE NUMBER ABOVE IN THE TABLE

October 7, 2026

Aloha,

My name is Julie Rice. I'm currently serving as the interim chair of the Cultural Preservation Committee. I requested to be on the agenda tonight to give a brief committee report, and to introduce a set of questions developed by the CPC for the HPPOA Board of Directors.

Committee Report:

The CPC last met on Saturday, September 12, 2026.

Our primary work recently has been focused on creating a Preservation Plan for the 31-acre Ko'olauo village site, consideration of adding a Cultural Advisor position or positions to the committee, and discussion of the proposed grocery and gas development on 24th Avenue.

Earlier this year, a director who is no longer on the board, but still involved in HPPOA business, attended a Cultural Preservation Committee meeting at which the gas and grocery development on 24th Ave. was discussed. This director interjected into committee discussion, essentially discouraging the group from any sort of opposition to the development. She also stated that she had been in talks with the developer for over a year at that point in time.

Very soon after, some CPC members were also present at a meeting of a different committee, where the same director, along with nearly half of the board at the time, attended, again, intervening to discourage opposition to the development plans.

From these interactions arose a curiosity regarding where the board truly stands on this prospective development. A result of that curiosity is the set of questions I've distributed to you today.

Our questions began with cultural concerns, such as protection of aina and wai (land and water), and expanded into issues that affect the community and association as a whole, such as the impact on our road infrastructure, safety, and how future commercial expansion may affect the character of our community.

The purpose of these questions is to give those you represent a better idea of where you stand on these matters. Perhaps your constituents are in agreement with your opinions and will offer support. Or they may recognize a need to offer their voices and guide you so that you may be more effective representatives for your respective districts. In either case, the intention is to build a bridge and open up discussion so that all members of the community may have a voice in this important decision.

While it is understood HPPOA does not have the final say on this topic, we also recognize that the Association does have influence over matters affecting owners in the subdivision.

We recognize the answers to these questions may involve some thoughtful consideration, so I do not think it is appropriate to ask for your answers tonight. I've provided a printed handout, and will follow up via e-mail, so that typed responses can be provided.

If you so choose to respond to the questions, we'd request that you have answers back to us in two weeks, or by Friday, October 23, 2026. We would like to share them publicly on our website, koolauo.com, and the board is of course welcome to share their responses on the HPPOA website and social media, as well.

Mahalo for your time. Do you have any questions?

Note: As the board has claimed representation of owners with regard to negotiations with USPS and having our addresses diverted to association-owned property, and has discussed contacting the Planning Department to assign addresses to vacant parcels without owner consent, it isn't inconceivable that they may be representing the desires of owners or HPP as a whole with regard to the grocery and gas development.

Questions From the Cultural Preservation Committee for the HPPOA Board of Directors Regarding the Proposed Development on 24th Avenue Between Kaloli Drive and Paradise Drive

As elected representatives of the Hawaiian Paradise Park membership, please provide your individual position on the following matters related to the proposed development:

1. **Road Maintenance and Infrastructure**
   What is your position regarding the impact this development will have on the maintenance, deterioration, and long-term costs associated with the roads that will be affected by the project?
2. **Community Safety**
   What is your position regarding the potential public safety issues that may result from this proposed development, including increased traffic, pedestrian safety concerns, and emergency access?
3. **Groundwater and Drinking Water Protection**
   What is your position regarding the potential risk of groundwater contamination and its possible impact on the community's water supply, particularly in relation to the proposed gasoline station?
4. **Marine and Ocean Water Quality**
   What is your position regarding the potential impact the proposed gasoline station and development may have on ocean water quality and the surrounding marine environment?
5. **Construction Impacts on Existing Roads**
   What is your position regarding the effects that construction activities, including the use of heavy equipment and increased truck traffic, may have on HPP's existing road infrastructure?
6. **Future Commercial Expansion**
   What is your position regarding the possibility of additional commercial development on the 20-acre property in the future and the potential impacts such expansion may have on the community?
7. **Overall Position on the Proposed Development**
   Do you support, oppose, or have concerns regarding the proposed 20-acre commercial development? Please explain the reasons for your position.
8. **Representation of Membership Interests**
   How do you believe your position on this project reflects the interests, concerns, and expectations of the members you were elected to represent?

Mahalo Nui,
Cultural Preservation Committee

October 7, 2026 Board of Directors meeting-Owner's Input-Request for Information to be placed on the October 25, 2026 Membership Meeting
Aloha President, Members of the Board, and Fellow Neighbors,
My name is Patti Szot, and I am speaking tonight in my dual capacity as an HPPOA Member and as the elected Chair of your standing Bylaws Committee.
I am here to formally announce that the Bylaws Committee has finalized a comprehensive series of vital amendments designed to modernize our governance, protect member voting rights, and remove operational ambiguity. To ensure absolute compliance with the Board's official deadlines—specifically the October 9th deadline published on the HPPOA website and the October 14th deadline distributed via postcards—I have officially transmitted our formal agenda request to the Board of Directors, the General Manager, and the designated staff intake coordinator, Ms. Loomis.

Pursuant to standard parliamentary procedure under Robert's Rules of Order § 51and Hawaii Revised Statutes § 421J-3.5 and 421J-6, I am requesting that the Bylaws Committee Report be placed on the official agenda for the upcoming October Membership Meeting under *Reports of Standing Committees*, with the specific subheading: "*Review and Discussion of Proposed Bylaws Amendments.*"

To be absolutely clear for the record: there will be no binding votes taken to adopt these amendments at the October Membership meeting. Pursuant to our governing documents, that meeting serves strictly as an informational presentation and an open forum to gather essential member feedback.

By submitting our request tonight and opening the floor to member input, we are ensuring a procedurally flawless, legally compliant process that fully protects the integrity of HPPOA's agenda and governance. Thank you for your time, and I look forward to a productive, member-driven presentation at the end of this month.

Aloha,
Patti Szot
Home Owner & Chair, HPPOA Bylaws Committee