Hawaiian Paradise Park Owners' Association
Approved Annual Membership Meeting Minutes
Sunday June 28, 2026

1. *Call To Order*

HPPOA Annual Membership meeting called to order by Jon Loehndorf District 9 at 3:03pm. Taken place at HPPOA activity center.

2. *Determine if Quorum has been met*

Teresa Bayne HPPOA General Manager confirms quorum has been met.

3. *Introduction of Board of Directors*

Robert Paul Derbyshire District 3 to District 2, Jon Loehndorf District 9, Jeanette Baysa District 2 to District 5, Karin Hoffman District 5, Molly Suarez District 4, Liz Ahue District 7 and Kealoha Tam District 8.

4. *Approve June 28, 2026, Agenda*

Call for counters Patti Szot and Trudie Andrews

Jeanette Baysa District 2 with motion to add item 4a). after #4 Approve June 28, 2026, Agenda, Roberts Rules of Order and meeting protocol.
Keith Redman with second.
Vote: Yes - 25, No - 24, Abstain - 28
Motion carried.
Keith Redman with motion to accept the June 28, 2026, Agenda with the move of #16 l). up to #15 d). Discussion on Herbicide use
Karin Hoffman District 5 with second.
Vote: Yes - 56, No - 1, Abstain - 2
Motion carried.

a). Roberts Rules of Order and Meeting Protocol

Jeanette Baysa District 2 read and presented Roberts Rules of Order and meeting protocol.

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

Patti Szot with nomination of Lanell Lua
Julie Rice with second.
Vote: 22
David Miller with nomination of Karin Hoffman District 5
Gary Saito with second.
Vote: 35
Lanell Lua with nomination of Patti Szot
Trudie Andrews with second.
Vote: 10
Karin Hoffman District 5 Chair

Keith Redman and Trudie Andrews counters

6. ***Invite participants to Record and Live Stream Meeting (transparency is key)***
7. ***Approval of February 22, 2026, Membership Meeting Minutes***

Teresa Bayne HPPOA General Manager with Spelling correction "Sumtsoval" to Sumtsova

Teresa Bayne HPPOA General Manager with motion to approve the February 22, 2026 Membership Meeting Minutes as amended.
Keith Redman with second.
Vote: Yes - 73, No - 0, Abstain - 2
Motion carried.

8. ***President's Report by Jon Loehndorf***

Jon Loehndorf District 9 read and submitted President's Report

9. ***Treasurer's Report by Karin Hoffman***

Karin Hoffman District 5 read and submitted Treasurer's Report

10. ***Road Superintendent Report by Santos Tolentino***

Teresa Bayne HPPOA General Manager read and submitted report for Santos Tolentino

11. ***GM Report by Teresa Bayne***

Teresa Bayne HPPOA General Manager read and submitted GM report

12. ***SPECIAL ORDER OF BUSINESS***

a). Announce Annual Allan Deehr Service Award

Recipient Robert Paul Derbyshire District 3

b). Announce Albert and Maizie O'Neil Service Award

Recipient Karin Hoffman District 5

c). Announce Rick Edwards Community Service Award

Recipient Jennifer Meyers

13. ***COMMITTEE REPORTS:***

a). Finance Committee

Karin Hoffman District 5 with update

b). Bylaws Committee

Patti Szot read and submitted report

Patti Szot with motion to include under Article VI - MEMBERSHIP AND VOTING Section 4. Proxies, A. Proxy Representation., #5 in our definition section
Lanell Lua with second.
Vote: Yes - 42, No - 14, Abstain - 11
Motion carried.

c). Mail Park Beautification Committee

Jeanette Baysa District 2 read and submitted report

d). Cultural Preservation Committee

Julie Rice Interim Chair read and submitted report

e). Sustainable Development Committee

Judi Houle Chair read and submitted report

14. COMMUNITY RESOURCE REPORT: Judi Houle

Judi Houle with updates, no submission

15. UNFINISHED BUSINESS:

a). Mail Park Update - Karin Hoffman, D5/Treasurer

Karin Hoffman District 5 with updates, no submission

b). Legal Update - Jon Loehndorf, D9/President

Jon Loehndorf District 9 with updates, no submission

c). Discussion of Forensic Analysis

Julie Rice read and submitted update

d). Discussion on Herbicide Use

Julie Rice read and submitted update

16. NEW BUSINESS

a). 2026 District Election Results and Introduction of new Board of Directors

Quorum check, good
Kealoha Tam District 8
Jeanette Baysa District 5, Treasurer
Liz Ahue District 7, Secretary
Robert Paul Derbyshire District 2
Jon Loehndorf District 9, President
Jason Schillewaert District 1, Vice President

b). Elect Finance Committee Members

Jennifer Meyers, Lanell Lua, Karin Hoffman, Patti Szot, Trudie Andrews, Keith Redman, Julie Rice, Mayelin Stillwell, Sandee Maeda and Debbie Skaggs.
Vote to accept slate of candidates to the Finance Committee
Vote: Yes - 47, No - 0, Abstain - 2

c). Elect Mail Park Beautification Committee Members

Jeanette Baysa, Katherine Patton, Karin Hoffman, Keith Redman and Ray Patron.
Vote to accept slate of candidates to the Mail Park Beautification Committee
Vote: Yes - 51, No - 0, Abstain - 0

d). Elect Cultural Preservation Committee Members

Lanell Lua, Patti Szot, Trudie Andrews, Julie Rice, Spencer Willis, Kathy Hollingsworth, Alisha Kahealani Mahone Brooks, and Sandee Maeda.
Vote to accept slate of candidates to the Cultural Preservation Committee
Vote: Yes - 51, No - 0, Abstain - 0

e). Elect Sustainable Development Committee Members

Lanell Lua, Trudie Andrews, Christine Harker, Lisa McNamarra, Patti Szot and Judi Houle.

Vote to accept existing and add-on candidates to the Sustainable Development Committee
Vote: Yes - 40, No - 0, Abstain - 0

f). Discussion on Traffic/Speeding control on unpaved roads

Discussion amongst members

g). Discussion on Lottery for future Paving of Secondary roads

Discussion amongst members
Elena Sumtsova with motion for a lottery on at least 1 mile of road to be paved per year.
Ray Patron with second.
Vote: Yes - 41, No - 2, Abstain - 3
Motion carried.

h). Corrections to June 29, 2025, minutes

Removed

i). Discussion on Formation of Membership Meeting Committee

Removed

j). Discussion on Special Assessment for Sidewalk on a Main Road

Kealoha Tam to lead discussion
Quorum check
Quorum lost at 6:06pm
Meeting Adjourned at 6:16pm

Hawaiian Paradise Park Owners' Association
Approved Annual Meeting Motion Log
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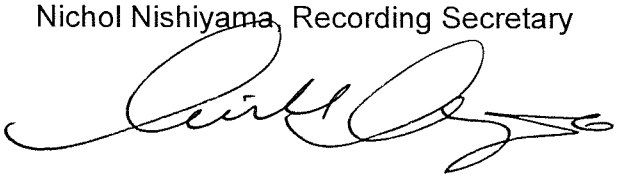
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Motion carried.

Quorum lost at 6:06pm
Meeting Adjourned at 6:16pm

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.

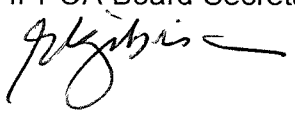
Nichol Nishiyama, Recording Secretary Date:



11/4/26

Upon acceptance,

HPPOA Board Secretary Date:



11/4/26

President's Report June 28, 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. The Nicole Craig case has been settled.
2. 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. 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 Paving has finished on 20th Kaloi Dead End. We are getting the Road Crew trained to get the roads prepped for the paving saving money.

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 $8600.00 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.

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
June 17, 2026

Bank Balances as of the end of May 2026:

TOTAL Checking, Savings, and Investment Account: $8,068,384.20.

TOTAL Accounts Receivables: $4,303,000.85

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 5/1/2025 was $3,848,386.75. The annual billing for this year was $3,807,990. As of May 2026, we had a total of 6,245 owners paid in full or 70.5%. We collected $239,501 in fees in January, $786,073 in February, $ 1,176,647 in March, $640,692 in April and $123,377.22 in May for a total of $2,995,942.

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 24 property transfers during the month of May.

Total Expenses this year for roads is $2,762,502 and non-roads is $67,883 for total expenses of $2,830,385. Our current net income for paving and equipment purchases is $1,359,395 and we budgeted $1,523,640 so we are alittle under 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.

Road superintendent Report

June 17, 2026

For the Month of May 2026

ROADS

- Widen and Regraded 7 mile of Roads.
- Spot drop / Chain spread 11 Roads.
- Roll and compact 22 miles of Roads.
- Road watered 105 miles of Roadway.
- Mowing and easement trimming.
  Sidearm mowers total of 76 miles.
  Zero turn mowers 99 miles total.
- Metal .69 Tons. Shell of abandoned vehicles .52 Tons.
  Rubbish 1.18 Tons.
- Gravel material delivered to Base yard 323.71 Tons.
- Gravel used 1,847.50 Tons on prepping paving project.
- One of many busy traffic roads in our subdivision, we have started Prepping Road for paving on 20th kaloli dead end. We have been Widening the roadways, Filling low spots with materials and removing trees that has been in the way. Proceeding with the right measurement and degree needed for proper paving procedures with the paving company.
- Continuing applying hot mix (Asphalt) on areas needed, Painting Stop Bars, applying Calcium Chloride, applying selective herbicide and with other schedule projects. Weather permitting.
- For the month of May 2026, Road maintenance crew have Received and responded to 4 Calcium Chloride request 26 dust Request and 26 other work Request.
- Quick note I would like to add. When equipment and personnel are out on road way please be patient and observant. Safety is our number one concern.

General Manager's Report

For the Month of May 2026

June 17, 2026

Admin

The postcard mailing was completed on May 1, 2026. This was the required notice of the date for the June membership meeting. Total postage cost was $5230

Missing green street name and yellow street number signs have been replaced.

I sent a letter to the county elections division notifying them that they are using the wrong street names, and that the correct legal names are the numbers, with a few exceptions.

The paving project on 20th Kaloli dead end was approved and work began. Our road crew did all the prep work and paving is scheduled to begin on June 16th. Letters were sent to each property owner advising them of the work and to expect travel delays and road closures. We will send the same letters to the owners on the next road as we get closer to the start of work.

The asphalt damage on 4th has been repaired. Total cost to the property owner was $4590.

We had a Workman's comp claim. A member of the road crew cut his hand while replacing a blade on a mower. It required a trip to the emergency room and a couple stitches. The employee was able to return to work the next day.

The curb stops have been received and are scheduled to be installed the last week of June. The playground fence replacement is scheduled for the week of July 6th at a cost of $4700 plus GET.

We renewed our lease with Pitney Bowes for our postage and a new machine has been received and installed. Postage rates are going up on July 1.

The next mailing is the annual financial report that has to be mailed no more than 60 days from the end of the fiscal year.

I would like to express my thanks to the board of directors for all your hard work this year. It has been my honor to work both with and for you and I look forward to working with the new Board.

Aloha Members of HPPOS's June General Membership meeting.

The Bylaws Committee has been working on the tasks, given to us by you, members at previous General Membership meetings, to review specific portion of the Bylaws.

1. At the February 22, 2026 General membership meeting we were asked to discuss a means by which members could have someone else attend meeting(s) for them and ask questions. Below is Article VI-Membership and Voting, with the addition of Proxy Representation with Pros and Cons to the amendment. Since this a new addition to the bylaws, the whole document is presented in **BOLD** and Underlined letters.

ARTICLE VI – MEMBERSHIP AND VOTING

Section 4. Proxies

A. Proxy Representation.

1. A Proxy Representation shall be in writing and shall be valid for only a specified meeting of the Association and any adjournments of that meeting. Individuals who grant a proxy representation to another individual no longer have the right to actively participate in the meeting identified on the proxy form either through discussion or voting, except as an observer, unless they revoke their proxy.

2. In such a case that a member of the Association with voting rights, according to Section 3 of this Article, is unable to attend a meeting (including Board of Director meetings, General Membership meetings and special meetings of the Board and General Membership), said member may give a proxy representation to another person.

3. The proxy representation shall allow the holder the right to attend a specified meeting, to ask questions and to provide input at such times during the meeting when a member would be allowed these rights.

4. A proxy representation shall not allow the holder to vote or assign voting rights.

5. Proxy representation forms will be available on the Associations website for down loading, as well as the HPPOA office.

6. A proxy representation shall contain the following information to be valid:

   i. Be delivered to the Association office, no sooner than thirty (30) days before and no later than two (2) business days prior to the date of the meeting to which it pertains. Proxy forms may be hand delivered, put in the drop box, sent electronically, or sent via USPS or other postal service to the HPPOA Administrative Office. When Proxy Representation form is delivered to the HPPOA Administrative Office, a valid government ID should be shown; a copy of a valid Government ID shall be provided if the form is not delivered in person at the HPPOA Administrative Office.

   ii. Contain at least the name of Association, the type of meeting, the date of the meeting, the printed name and signature of the person giving the proxy representation, the TMK and the date the proxy representation is given; and the printed name and signature of the individual to whom the proxy representation is given.

   iii. The proxy representative holder shall present a copy of the signed proxy representation form and present a valid Government ID to check into the specified meeting.

7. To revoke the proxy representation, the individual who granted the proxy representation form must complete the revocation section of the original proxy form in person, at least 2 days before the meeting date, which is in possession of HPPOA.

PRO	CON
• Promotes inclusivity, so more residents of HPP are able to bring their questions, concerns or other messages to meetings who is unable to make the meeting. • Owners who are unable to attend themselves can send a trusted representative to ask their questions, voice their concerns or other messages. • Residents (renters) who do not own property may be able to express opinions, with the consent of the property owner. • Secure with the requirement of a Government ID. • Allows the person to revoke the proxy if they suddenly find that they can make it to the meeting.	• The proxy is for only one meeting. • Because of the limited use of the proxy it means both individuals invoived will have to file multiple proxy's if there are many times the member cannot make the meetings. • Since it is unclear how many members will require a proxy representation, it may have an impact on office staff. • Potential for scrutiny of Association actions. • The person that was given the representation may not present what they were asked to present.

Attached is a sample of what a proxy representation ***could*** look like. You will not be voting on this sample proxy when the ballots go out, you will be approving only the language of the amendment.

The committee is continuing to review the other tasks given to us at the June 2025, and February 2026 Membership meetings.

2. The following two amendments were already reviewed by the Membership at the Dec 14, 2025 Membership meeting (in place of the October membership meeting which could not held because we did not have a recording secretary). Just want to have you review again.

Article XII, Section 3 (I) Communications to Members

The Association shall provide members with required notices, news of Association business and matters of community interest. Members shall be provided an option to receive these communications electronically (when HPPOA has the ability) **or by mail**; ~~with the exception of~~ **including** the Annual **Billing** ~~Payment~~ **N**otice. **The Annual Billing Notice** ~~which shall be mailed~~ **shall include provisions for an embedded secure electronic payment to HPPOA (when HPPOA has the ability). Annual Billing Notice shall also include information for other methods of payment and consequence to lot owner(s) if the current Annual Bill is not paid (interest, fees, lien charges and inability to vote in certain affairs of the Association). "Electronic transmission (i.e., emails, payment, notices, etc.)" means any form of communication, not directly involving the physical transmission of paper, that creates a record that may be retained, and reviewed by a recipient thereof, and that may be directly reproduced in paper form by such recipient through an automated process.**

PRO	CON
• At the present time the Association does not have the ability to send out notices of any kind by email (in bulk); therefore, a provision was added to accommodate when the Association chooses to use email.	• There may be a need for additional training and/or staff to the Association to be able to tract individuals efficiently.

PRO- continued
• It is the members choice to have notices sent to them by mail or email, and a statement was added to indicate the process members can take to change their preference, as described in 414D-15. • Annual bill shall include information concerning other means of paying the bill and consequence of not paying the Annual Bill. • The changes were written to be proactive for when online billing and payment is available

Article XII, Section 3 (I) subsection 2. Fiscal Statement

Within 60 days of the fiscal year end, the Association shall prepare and mail **or (when HPPOA has the ability) email (based upon member preference)** annually to each member a statement containing:

a. Decisions impacting the Association legally or financially

b. The President's Statement on the state of the Association.

c. The Treasurer's Annual Report, which shall include the Association's fiscal year-end financial statement (unaudited) and 3 -year capital improvement plan.

d. Board and member meeting dates and other items as may be required by these bylaws.

Any consent shall be revocable by the member by written notice, notice by electronic transmission or in person at the HPPOA office.

PRO	CON
• As for the previous bylaws amendments, statements have been included to address when the Association has the ability to email notices to lot owner(s) and how lot owner(s) can change their preference.	• There may be a need for additional training and/or staff to the Association to be able to tract individuals efficiently

These three amendments can move forward to a ballet if the Members agree to that?

Hawaiian Paradise Park Owners Association

Proxy Representation Form

I, Print name am a voting member of HPPOA who lives on HPP address (TMK# _____), give Print name the right to attend the following meeting Board/membership for me, to be my representative in my absence according to Article VI, Section 4 of the Associations Bylaws.

_____

Printed name of Member Signature Date

_____

Printed Name Of Proxy Representative Signature Date

Revocation of Proxy Representation:

I,_____ revoke the proxy representation given to _____to represent me at the following meeting _____..

_____

Printed name of Member Signature Date

For Office Use Only: Rec'd	Date	Confirmation sent by:.

SAMPLE SAMPLE SAMPLE

Mail Park Beautification Committee Report
June 28, 2026

Aloha! I'm Jeanette Baysa, and I'm the current chair of the MPBC. Our committee includes Keith Redman, Kari Hoffman, Paul Derbyshire, Katherine Patton, and myself. We've been focusing on the 4th & Kaloli location as our prototype site. We're also working on the 6th & Maku'u location since it's the next site for service.

How many of you are picking up your mail at the 4th & Kaloli site? Are you happy with the environment? So far, it's mainly been the committee that's been showing up to do planting and weed control during our monthly work parties, with a few helpers joining us along the way. We've also had great help from community volunteers with big equipment, who have been fantastic in getting the job done quickly when needed. They're so appreciated!

Our work parties are scheduled for the 3rd Sunday for the 6th and Maku'u locations, and the 4th Saturday for the 4th & Kaloli site. We encourage you to help whenever you can, no matter if you're able to make it to the work parties.

We meet every other month (or as needed) via Zoom. If you'd like to join the meeting, share your ideas, or have some time to work on the sites, please let me know. Our next meeting is on July 13.

Cultural Preservation Committee (CPC) Report

The CPC held its meeting on Saturday, June 13, 2026 at 10:00 am.

Chairman Lanell Lua resigned as Chair of the Committee.; however, she remains a member of the Committee. Julie Rice was chosen by unanimous vote to be the Interim Chair.

Two new members were added to the Committee: (1) LaDonna Medina and (2) Patti Szot.

The Committee voted to add the position of Cultural Advisor to the Committee.

The Committee has completed a document evaluating the proposed commercial development on the approximately 20-acre parcel located on 24th Avenue between Kaloli Drive and Paradise Drive. The document examines the potential cultural, environmental, and community impacts of the project, including its effects on Native Hawaiian cultural practices, cultural resources, the rural character of Hawaiian Paradise Park, and the community's agricultural designation.

Based on the findings of this review, the Committee is preparing a list of questions for the Board of Directors to clarify the Board's position, the due diligence conducted, and how it intends to address the project's cultural, environmental, infrastructure, public safety, and community impacts. The Committee believes these responses are essential to ensuring an informed and transparent decision-making process.

The Committee voted unanimously to approve the following Opposition Statement regarding HPPOA herbicide Use as follows:

'Ōlelo no'eau, Hawaiian proverb, informs us, "He ali'i ka 'aina; he kauwā ke kanaka;" the land is a chief, the people its servants.

Hawaiian culture is deeply rooted in responsible stewardship of our natural environment. As residents of Hawaii, we have accepted the privilege and responsibility of this duty of care.

When other methods are available, and we take harmful shortcuts, such as poison, we are breaching the reciprocal relationship we, as people living in Hawaii, are meant to have as stewards of the 'aina (land) and wai (water).

Therefore, it is our official stance as the Cultural Preservation Committee that HPPOA should immediately and permanently cease the application of herbicides throughout the community, and seek to employ alternative methods of maintenance on HPPOA-managed lands.

Julie Rice, Interim Chairperson
Cultural Preservation Committee

HPP for Sustainable Development Committee

Summary Report and Accomplishments 6/17/26

We have had 3 meetings on 3/25, 4/22, and 5/27/26

1) 3/25/26 Meeting. We reviewed and discussed the proposed Ohana Foods and Gas commercial presentation that was on 3/7 and 3/11 in the HPP Activity Center. We listened to the resident's pros and cons following this event. We later compiled their questions for the Planning Department's Director.

Many residents were concerned if a the 20acre commercial Town Center will be built in our private Agricultural community.

What is allowed in Agricultural Ag-1a zone, what is the permitting process, and what effects might this have on our roads, resident's safety, noise, environment, archeological sites, and our country life style?

2) 4/22/26 Meeting. We voted to approve and introduce 8 Committee Members.

We informed the attendees of our objectives, goals, current and future projects. Reviewed the residents Pros and Cons list on building a commercial Phase 1 Convenience Store & Gas Station then Phase 2 Town Center.

3) 5/27/26 Meeting. Reviewed and discussed Director Darrow's answers to 12 zoning and permitting questions.

Information and Accomplishments:

Parcel# 150392300000 is 20 Acres on Kaloli Dr. between 25th and 24th Ave. It is zoned Ag-1a and could result in up to 20 commercial businesses.

We obtained the DEED to study for any commercial zoning allowances. It does not.

We were told by Ohana Foods that a Special Permit, environmental assessment, archeological study, and traffic study will be done. There has been No sale or Permits to this date being made public on the County Property Tax & EPIC website.

The Planning Department is comparing HPP Town Center proposal to the Orchidland Estates Convenience Center.

Sure Save Supermarkets LTD dba Wiki-Wiki Mart, Carl Okuyama VP, was the Special Permit Applicant on 12/19/84. The Orchidland Convenience Center land is owned by Orchidland Gulsons, LLC that is owned by Watumull Investments Co. in Honolulu.

These are the same applicants and owners involved in the HPP Town Center proposal.

We have obtained the 1984-2003 Special Permit for the Orchidland Wiki-Wiki Mart and Convenience Center.

We are currently studying the Special Permit process and its effects on the Orchidland Estates Community.

We discovered Orchidland Estates is not being paid road fees by 6 commercial businesses on Orchidland Dr.

This Information was found on the Orchidland Estates website.
Orchidland.org/priorities/use-of-roads-and services-by commercial-entities/
Found under the Critical Issues: Use of Roads and Services by Commercial Entities

Who is responsible and required to pay for infrastructure improvements and maintenance?
HPP property owners, Developer, County, or State?

What is similar between Hawaiian Paradise Park and Orchidland Estates:

Orchidland Estates and HPP are both zoned Agricultural.

Both are private subdivisions. The roads are paved and maintained by property owners' road fees.

What is Different:

Orchidland Center on Orchidland Dr. is on the first block off of Hwy 130. It was developed in 1984 with very few neighboring houses.
Orchidland Center sits on 2.07 acres of land with a convenience store, gas station, restaurant, and general store with a propane filling station. The restaurant has been sitting empty without a tenant.

HPP Town Center will sit on 20 acres 7 blocks away from Hwy 130 which is ten times the land size as the Orchidland Center. HPP Commercial Town Center will be built in a highly populated community without adequate infrastructure and safety measures in place. HPP has substandard roads, no lights, no shoulders, no sewers, no waterlines, no entrance and exits on Hwy 130 makai side, and no sidewalks for pedestrians and pets. We do not know for sure how many commercial businesses will be permitted on 20acres? 20 or more?

Watumull Property Corp. currently own 4 Shopping Centers between Keaau and Pahoa. Keaau Shopping Center, Pahoa Shopping Center, Pahoa Village Center, and Orchidland Convenience Center.

Recommendations and Future Projects:

Follow up if there is a transfer of title and/or Special Permit application, EA, Traffic study, Archeological study, Grubbing permit, etc.

Find out if the County or State has money in the budget, or if there are Federal grants to assist HPP to improve Kaloli Dr., Shower Dr, Paradise Dr., or Makuu Dr.?

What is the County's progress on the Hawaii District Park on Kaloli & 25th Ave.? EA is completed.

Find out the State's timeline for Hwy 130 improvements at HPP's 4 major intersections?

Invite Carl Okuyama, Ohana Foods and Gas, back to update HPP residents on his progress and requirements.

Meet with State Representatives and HPP Property Owners to discuss a possible agreement or MOU for a Makai Alternate Route to Keaau town or possibly to Hilo?

Forensic Analysis Resolution Update

June 28, 2026

Aloha,

I added this agenda item to provide an update on the status of the Forensic Analysis Resolution, which was passed at the last General Membership Meeting in February 2026. At that meeting, a majority of members present affirmatively voted to resume the forensic analysis that had been started in 2022, and to extend the time period of that analysis to cover July 1, 2019 through June 30, 2025.

At the following Board of Directors meeting on March 18, 2026, the board claimed veto authority over this and two other resolutions that had been passed by the Membership at the February meeting. For the record, nowhere in the HPPOA Bylaws is the Board granted the power to cancel an Action of the Association passed by its Voting Membership.

In a surprise twist, the Board voted at the same meeting to request quotes for a forensic analysis to cover a more recent time period: from July 1, 2022 through June 30, 2025. They decided that once quotes for the analysis had been received by the Board, the Board would then mail out a ballot to the entirety of the Membership with that information to allow all members to vote as to whether an analysis should be conducted. Please note: While this may sound like a fair compromise on the surface, none of this proposed process is outlined in the Bylaws. An Action of the Association, which is what was created at the February Membership Meeting, should have been all that was necessary for the Board to carry out the will of the Membership, per the Bylaws.

The General Manager then proceeded to request three quotes for completing the new, Board-devised forensic analysis. We were told two of the quotes were incomplete, and that the only forensic accountant who had provided a comprehensive quote, from a California firm, estimated the work would cost over $225,000. Of the three auditors contacted, only one was in Hawaii (on Oahu), and the others in California. It was noted that this would lead to additional expenses for travel and/or digitizing the documents to be analyzed.

When asked at a Finance Committee meeting why Dirk von Guenthner, the originally contracted forensic accountant, who is highly qualified and located here on Hawaii Island, was not contacted, the General Manager, Board Treasurer and President's wife proceeded to slander him, stating that he was "untrustworthy," could lose his license, and had somehow breached his contract by sharing information with Members of the Association. I have asked the accountant about these claims, and he maintains that his license is safe, there was no confidentiality clause in the contract in favor of the Board of Directors, and that he was working for the Association as a whole, which included the Membership.

In fact, the next stage of the analysis that would have been performed would have involved gathering together a group of Members as an audit committee to review bank transactions and label them either "OK" or "Questionable." The purpose of the forensic analysis was to promote transparency, not to provide some secret report to the Board to share only amongst themselves.

At one point in time, the now outgoing D5 Hoffman claimed that she had taken it upon herself to perform the analysis with the forensic accountant's data and had seen nothing unusual. On some occasions, such as the last Membership Meeting, she even attempted to claim that the accountant himself had made a similar claim. This statement was refuted in a document provided by the forensic accountant, outlining the deadlock with HPPOA, in which he stated in all caps, "AT NO TIME DID I EVER SUGGEST THAT WE DID NOT FIND ANY ISSUES OF QUESTIONABLE ITEMS – I NEVER SAID THAT."

Last weekend, I met with the forensic accountant and acquired the spreadsheet data of bank transactions he had compiled in preparation for the forensic analysis. In just a brief review of that data, some significant irregularities did jump out at me. I've worked in bank reconciliation and financial audit for over 10 years, and it is highly unusual for an organization the size of HPPOA to make bank deposits to replenish whatever account appears to be in need of funds that day. Typically, all deposits of the same type (ex.: road fee payments) would be made to a single account, then transferred to replenish other accounts as needed. This greatly simplifies the bank reconciliations and the ability to review/research historical data in the future. What I observed was a number of deposits getting made to the Bond Sweep account for a couple months of each year, then Road Savings, with Road Checking interspersed in between. Does this indicate fraud? No, not necessarily, but it is highly unusual and I'd consider it a significant disservice for anyone to tell us they saw nothing questionable in how our money was being handled over that time period.

At the May 20, 2026 Board of Directors meeting, a motion was made to renege on the plan to allow the Membership to vote on whether or not to proceed with the Board-revised analysis. Four directors voted in favor of cancelling the analysis plan entirely, four against – a tie. The Board then voted to table the discussion to the June Board meeting. The June meeting came and went with no forensic analysis item on the agenda.

And here we are, four months later. The Board put on a good show, acting as if they might do a "transparency," but even if they were to go through with their plan, it is not what was requested by the Membership.

And that is my update.

Mahalo.

Julie Rice

Cease and Desist Application of Herbicides Resolution Update

June 28, 2026

Aloha,

This is an update regarding what has transpired since the last General Membership meeting in February 2026. At that meeting, while a quorum was present, a Resolution was passed by a majority of members demanding that HPPOA cease and desist its use of herbicides on Association-managed roadways and common areas. This Resolution also created a Health & Safety Committee, tasked with developing a set of internal rules and regulations for HPPOA to follow when herbicide use or any other potential threat to the health or safety of the community is under consideration.

At the following Board of Directors meeting on March 18, 2026, the Board claimed veto authority over this and two other resolutions that had been passed by the Membership at the February meeting. For the record, nowhere in the Bylaws is the Board granted the power to cancel an Action of the Association passed by its Voting Membership.

In any case, HPPOA has continued its application of glyphosate-based herbicide, or RoundUp, throughout the community. I am aware of at least one case where herbicide was applied contradictory to HPPOA's own policy, which requires posted signage for a minimum of one week prior to spraying to give owners an opportunity to opt out via placing signs on their own frontage. This is the only method of opting out of herbicide spray, per HPPOA policy. Please note this does not take into consideration those who may be homebound, off-island, or otherwise not travelling the roads on a regular basis. In addition, as one Board member has admitted, the posted signs have on occasion fallen prey to theft and/or vandalism.

Despite not being formally recognized as a Committee of the Membership due to the Board's questionable veto, those elected to the Health & Safety Committee continued to meet "unofficially." As it seemed clear the Board was not interested in the Health & Safety Committee's proposed task of writing a set of guidelines that should be followed when potential threats to the health or safety of the community are under consideration, the committee brainstormed other ideas. One of those is a petition against the use of herbicides on Association-managed property, which you can find at the back of the room, with the other meeting handouts. Please sign it if you'd like to express your opposition to HPPOA's use of synthetic herbicides throughout the community.

In addition to creating the petition, on June 12, 2026, members of the committee, as well as other HPPOA owners requested a meeting with the General Manager to express their concerns and propose alternatives to herbicide spray. Among the group requesting the meeting were kānaka maoli, at least one soil scientist, a doctor, a professional landscaper, a weed steam professional, and others who have successfully managed

unwanted vegetation organically. This meeting was promptly refused by the GM, and the group was directed back to the Board to express their concerns.

For those of us who have regularly been attending Board meetings, this was disheartening. We have watched many owners attend meetings to express their concerns about RoundUp and how they or loved ones have experienced serious health issues caused by glyphosate, the active ingredient in the product HPPOA is using. Owners at Board meetings have also proposed solutions and have received either immediate pushback or neglect in promised responses by the HPPOA Board of Directors.

A formal complaint was filed against the General Manager on June 17, 2026, as her job description does state that she should be available to meet with owners as situations arise and document the outcome of the meeting. The Board did not feel this complaint was valid and has expressed that they are indeed the ones to talk to about herbicide concerns and solutions.

I would suggest that if you are opposed to the use of RoundUp on our roadways, you reach out and request a meeting with your district representative.

If you have alternative solutions to the use of poison, request a meeting with your district representative.

Don't rely on HPPOA to document these interactions, do it yourself by bringing witnesses, taking notes, recording conversations, and creating e-mail paper trails.

If you feel your district representative just isn't listening, you can start a petition to recall them. 100 signatures from within your district are necessary in order for a recall ballot to be sent out.

Unless and until litigation is involved, the only way our voices will be heard is by using them.

Mahalo.

Julie Rice

Proposal: Annual Lottery for New Road Paving

Good afternoon.

I would like to present an idea that I believe is fair, transparent, and gives every property owner hope that one day their road will be paved.

First, I want to make it clear that this proposal does **not** apply to our main roads. Roads that serve the greatest number of residents, carry the highest traffic, or are important for emergency access should continue to be prioritized by the Board and Roads Department. Those roads should remain outside of this proposal.

My proposal applies only to **new paving of secondary roads.**

The idea is simple.

Divide all eligible unpaved secondary roads into equal sections—for example, one-mile or half-mile stretches. Each eligible section would receive one entry into an annual lottery.

Once each year, HPPOA would randomly select one or more sections, depending on the paving budget for that year. Those selected sections would become the next paving projects.

Once a section has been paved, it would be permanently removed from future lotteries.

The process would continue year after year until every eligible secondary road has eventually had an opportunity to be paved.

Why do I believe this is a good system?

First, it is fair.

Many owners have waited decades for pavement, while others have received improvements sooner. Under a lottery system, every neighborhood has an equal opportunity instead of wondering whether their road will ever be chosen.

Second, it is transparent.

Everyone understands how the selection is made. There is no appearance of favoritism or politics because the selection is random and open for everyone to see.

Third, it creates hope.

Every property owner knows their road has a real chance every year. Even if a road is not selected this year, it remains in the lottery until it is paved.

Fourth, it allows long-term planning.

The Board would still determine how many miles can be paved each year based on available funding. The lottery only determines **which eligible secondary road sections** receive that year's paving.

This proposal also recognizes that we cannot pave every road at once. However, we can create a system that gives every owner confidence that the process is fair and that every community will eventually benefit.

I believe this approach balances practical budgeting with fairness to all members of HPPOA.

Thank you for your consideration.

PROPOSED MEMBER RESOLUTION

Annual Lottery for Paving of Secondary Roads

WHEREAS, HPPOA has many miles of unpaved secondary roads, and available funding is insufficient to pave all eligible roads within a reasonable timeframe; and

WHEREAS, many property owners have waited decades for road improvements with no predictable method for determining when their roads may be selected for paving; and

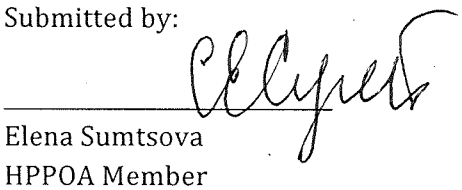
WHEREAS, a fair, transparent, and objective process would increase member confidence in the distribution of future paving projects;

THEREFORE, BE IT RESOLVED that the HPPOA Board of Directors is requested to develop and implement an annual lottery system for the selection of future paving projects on secondary roads only, subject to available funding.

1. This lottery shall not apply to major collector roads or other roads determined by the Board to be priority roads for safety, traffic volume, emergency access, or essential infrastructure.
2. All remaining eligible unpaved secondary roads shall be divided into approximately equal road segments (such as one-mile or one-half-mile sections), with each eligible segment receiving one entry into the annual lottery.
3. The number of road segments selected each year shall depend upon the paving budget approved by the Board.
4. Once a road segment has been paved, it shall be permanently removed from future lotteries.
5. The annual lottery shall be conducted openly and transparently so that all members may observe or verify the selection process.

BE IT FURTHER RESOLVED that this system is intended to provide every eligible neighborhood with a fair opportunity for future paving while preserving the Board's authority to prioritize major roads and manage HPPOA's paving budget responsibly.

Submitted by:



Elena Sumtsova
HPPOA Member

Date: 06/28/26

Hawaiian Paradise Park Owners' Association
Draft HPPOA General Membership Meeting Minutes
Sunday June 29, 2025

1. *Call To Order*

Call to order by Karin Hoffman District 5 at 3:05pm

2. *Determine if Quorum has been met*

Quorum has been met

3. *Introduction of Board of Directors*

Jon Loehndorf District 4, Lanell Lua District 6, Darice Unick District 2, Sandra Ackerman District 6, Mimi Hafele District 8, Jeff Finley District 9, Molly Suarez District 4.

4. *Approve June 29th 2025 Membership Agenda*

Patrica Ruppert with motion to move Owners Input from item 16 to 14
Second
Yes - 34, No - 32, Ab - 0
Motion carries

Lanell Lua District 6 with motion to move the Cultural Resolution (13a) down to item Unfinished Business 15e
***Second**
Yes - 57, No - 5, Ab - 0
Motion carries

Mayelin Stillwell with motion to move 16b Formation of Finance Committee up to item 11
Mike Burke second
Yes - 49, No - 12, Ab - 0
Motion carries

Patricia Ruppert with motion to approve the June 29th 2025 membership agenda as amended.
Lanell Lua District 6 second
Yes - 60, No - 0, Ab - 0
Motion carries

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

   Patricia Ruppert nominates Lanell Lua District 6 for chair. Lanell Lua District 6 nominates Jon Loehndorf District 4 as co-chair.
   Darice Unick District 2 with second
   Lanell Lua District 6 to chair meeting by herself
   Yes - 9, No - 54
   Lanell Lua District 6 and Jon Loehndorf District 4 co-chair the meeting
   Yes - 70, No - 0
   Motion carries

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

   Lanell Lua District 6 with invite to record and live stream meeting.

7. ***Approval of October 27th 2024 Membership Minutes***

   Elizabeth Schumann with motion to approve October 27th 2024 minutes.
   Jeanette Baysa with second
   Yes - 53, No - 0
   Motion carries

8. ***Approve February 23, 2025 Draft Membership Meeting Minutes*** (see handout)

   on agenda →

   Teresa Bayne District 8 with motion to accept the February 23, 2025 meeting minutes as amended
   Jeff Finley District 9 with second
   Yes- 59, No - 0, Ab - 2
   Motion carries

9. ***President's Report by Kari Hoffman***

   President's report submitted and read by Karin Hoffman District 5

10. ***Treasurer's Report by Teresa Bayne***

    Treasurer's report submitted and read by Teresa Bayne District 8

11. ***GM Report by Christopher Nichol***

    GM report submitted and read by Christopher Nichol HPPOA GM

12. ***Mandatory Membership Business***

    Formation of a Finance Committee for the 25-26 Fiscal Year

    Jon Loehndorf District 4 read the Finance Committee Sign-up sheet names
    Mayelin Stillwell with motion to accept all those who are signed up for the Finance Committee for the 25-26 fiscal year.
    Mike Burke second
    Yes - 57, No - 3, Ab - 2
    Motion carries

13. SPECIAL ORDER OF BUSINESS

a). Announce Rick Edwards Community Service Award

Award read and presented by Karin Hoffman District 5 to Keith Redman

b). Announce Allan Deehr Service Award

Award read and presented by Karin Hoffman District 5 to Debbie Skaggs

c). Announce Albert and Maizie O'Neil Service Award

Award read and presented by Karin Hoffman District 5 to Jeff Finley District 9

14. Committee Reports

a). Cultural Preservation Committee

Cultural Preservation Committee report read and submitted by Lanell Lua District 6

b). Mail Park Beautification Committee

Mail Park Beautification Committee read and submitted by Jeanette Baysa

15. Community Resource Report: (Judi Houle)

Community Resource Report read by Judi Houle

16. Owner INPUT/QUESTIONS

Numerous owners with input and questions given

a) Kathy Hollingsworth with input given and submitted

17. Unfinished Business

a). Legal Update - Kari Hoffman

Update read by Kari Hoffman

b). Mailbox Parks Update - Kari Hoffman

Update read by Kari Hoffman

c). Presentation of Bylaws to be amended by mail vote June 30th 2025

Presentation of Bylaws read by Patti Szot

d). Paving Update - Kari Hoffman

Update read by Kari Hoffman

18. New Business

a). Creation of New Member Bylaw Committee

Teresa Bayne District 8 with motion to reform the Bylaw Committee specifically to look at Article 12 Sec 3. With members being Patricia Szot, Jon Loehndorf, Michael Burke, Jeanette Baysa, Ray Holybee and Alvin Yax. Karin Hoffman with second.

Yes - 39, No - 15, Ab - 4

Motion carries

Michael Burke with motion to accept the slate of Bylaws Committee members. Patricia Szot with second.

Yes - 33, No - 1, Ab - 11

Motion carries

b). Changing the name of "The Conch" to "Ka Nu Hou" presented by Ihilani Buffett

Ihilani with presentation.

Teresa Bayne District 8 with motion to change the name of "The Conch" to "Ka Nu Hou" Elizabeth Schumann with second.

Yes - 63, No - 0, Ab - 0

Motion carries

c). Update on recent building in HPP of double duplexes using farm dwelling permits. Also, in connection with that , a letter from Planning Director Jeffrey Darrow, will be read by Mary Marvin and Judi Houle.

No letter to be read

Update and information presented by Judi Houle

d). Retroaction Resolution to Create the Cultural Preservation Committee: Vote for adoption by Membership

Presented and read by Lanell Lua District 6.

Lanell Lua with motion to adopt the Retroaction Resolution to Create the Cultural Preservation Committee. Does not require a second.

Yes - 59, No - 0, Ab - 0

Motion carries

19. Announcements

a). The next monthly BOD Meeting is immediately following this meeting for swearing in an officer selection.

b). The next regular BOD Meeting will be on Wednesday of the month, July 16th, 2025 at 6:00pm in the HPPOA Outdoor Activity Center.

c). The next scheduled Membership Meeting will be the last Sunday on October 26th, 2025, at 3:00pm in the HPPOA Outdoor Activity Center.

20. Adjourn Meeting

Meeting adjourned by Jon Loehndorf District 4 at 5:57pm.

Draft HPPOA General Membership Meeting Motions Log
Sunday June 29, 2025

Patrica Ruppert with motion to move Owners Input from item 16 to 14
***Second**
Yes - 34, No - 32, Ab - 0
Motion carries

Lanell Lua District 6 with motion to move the Cultural Resolution (13a) down to item Unfinished Business 15e
***Second**
Yes - 57, No - 5, Ab - 0
Motion carries

Patti Szot with motion to move 16b Formation of Finance Committee up to item 11
Mike Burke second
Yes - 49, No - 12, Ab - 0
Motion carries

Patricia Ruppert with motion to approve the June 29th 2025 membership agenda as amended.
Lanell Lua District 6 second
Yes - 60, No - 0, Ab - 0
Motion carries

Patricia Ruppert nominates Lanell Lua District 6 for chair. Lanell Lua District 6 nominates Jon Loehndorf District 4 as co-chair.
Darice Unick District 2 with second
Lanell Lua District 6 to chair meeting by herself
Yes - 9, No - 54
Lanell Lua District 6 and Jon Loehndorf District 4 co-chair the meeting
Yes - 70, No - 0
Motion carries

Elizabeth Schumann with motion to approve October 27th 2024 minutes.
Jeanette Baysa with second
Yes - 53, No - 0
Motion carries

Teresa Bayne District 8 with motion to accept the February 23, 2025 meeting minutes as amended
Jeff Finley District 9 with second
Yes- 59, No - 0, Ab - 2
Motion carries

Mayelin Stillwell with motion to accept all those who are signed up for the Finance Committee for the 25-26 fiscal year.
Mike Burke second
Yes - 57, No - 3, Ab - 2
Motion carries

Teresa Bayne District 8 with motion to reform the Bylaw Committee specifically to look at Article 12 Sec 3. With members being Patricia Szot, Jon Loehndorf, Michael Burke, Jeanette Baysa, Ray Holybee and Alvin Yax. Karin Hoffman with second.
Yes - 39, No - 15, Ab - 4
Motion carries

Michael Burke with motion to accept the slate of Bylaws Committee members. Patricia Szot with second.
Yes - 33, No - 1, Ab - 11
Motion carries

Teresa Bayne District 8 with motion to change the name of "The Conch" to "Ka Nu Hou" Elizabeth Schumann with second.
Yes - 63, No - 0, Ab - 0
Motion carries

Lanell Lua with motion to adopt the Retroaction Resolution to Create the Cultural Preservation Committee. Does not require a second.
Yes - 59, No - 0, Ab - 0
Motion carries