

**Hawaiian Paradise Park Owners Association
The Board of Directors Meeting on January 19, 2011
Minutes**

I. Call to Order: President Ron Vizzone called the meeting to order at 6:00 p.m.

II. Roll Call:

- a) Board of Directors: Ron Vizzone, President; June Conant, Vice-President; Ken McGilvray, Treasurer; Elizabeth Weatherford, Secretary; Judy Sumter, Keone McAllister, Leslie Estep, Francis Ganon.
- b) Guests: Gantry Andrade, Leonard Baltero, Betty Blas, Councilman Fred Blas, Leilani Bronson-Crelly, Jerry Carr, Bruce Derrick, Bonnie Fithian, David Fithian, Joan Galante, Madeline Greene, Charles Greene Jr., John Hanor, Pam Hanor, Gwen Kupahu, Jacqueline Langlais, Heather McNeill, James Weatherford; from HDOT: Bruce Shimokawa, Right of Way Agent, Misako Mimura, Project Manager, Sal Panem, Engineering Programs Manager; and Brian Lock, Professional Engineer for Wilson Okamoto Consultants; also present, Scott Reilling, General Manager.

III. Approval of the Agenda: The agenda was reviewed and amended.

Leslie Estep moved to approve the agenda. June Conant seconded the motion. Vote in favor: Elizabeth Weatherford, Ken McGilvray, Keone McAllister, Ron Vizzone, Leslie Estep, Francis Ganon, June Conant. Judy Sumter abstained. Motion carried.

IV. Guest Speaker, Bruce Shimokawa, Right of Way Agent, Highways Division, State Department of Transportation: Mr. Shimokawa reviewed the status of the Keaau-Pahoa Road Shoulder Lane Conversion project. He requested the Board agree to the sale of a parcel of roadways land for the installation of a traffic light at Shower Drive, but the Board could not accommodate the request because the land is commonly owned by lot owners of increment 1. He then asked the Board provide a list of current owners who would be affected by the purchase of the land, so they could be served.

V. Guest Speaker, Fred Blas, County Councilman, District 5: The Councilman announced that the first immigration office was opened in Pahoa; a new park and ride has been established in Maku'u market; the old fire hall in Pahoa will be converted into a new senior center; the new Police Department opens next month; and the new transfer station will have the official "opening" in April. He asked for verbal confirmation that HPP is still interested in the Park. The Board confirmed.

VI. Owner Input:

- a) James Weatherford – reiterated the need to express in writing the needs of HPP when the Board negotiates for the park.
- b) David Fithian – mentioned that Councilman Fred Blas has requested that any requirements from HPPOA for transference of the deed for park land be submitted in writing.

- c) Jerry Carr – asked that the Board review the deed restrictions with a real estate attorney. He asked the Board address road maintenance issues which would arise from increased traffic to the park.
- d) John Hanor – responded to the issue of the road maintenance costs and suggested that trucks hauling garbage or other materials and buses from Malamalama School be charged a fee to use the roads. Mr. McGilvray responded that the School does pay road fees, but there are other large parcel owners who could be considered for increased road fees.
- e) Bruce Derrick – said the signage on the roads does not meet state or county standards, which leaves HPP liable. He suggested that a civil engineer survey the park and present a stamped proposal to the County. Mr. Derrick also asked that a leash law be issued and enforced.

VII. Approval of Minutes:

- a) The Minutes of the Board of Directors Meeting of December 15, 2010 were approved.

June Conant moved to accept the Minutes of the Board of Directors Meeting on December 15, 2010. Elizabeth Weatherford seconded the motion. Vote in favor: June Conant, Elizabeth Weatherford, Ken McGilvray, Ron Vizzone, Leslie Estep, Judy Sumter. Keone McAllister and Francis Ganon abstained. Approved and motion carried.

VIII. Committee Reports:

- a) Paving – The General Manager, Scott Reilling updated the Board on the punchlist for Phase III. A meeting with Loeffler is scheduled to discuss repairs. A two year warranty is being requested on reparations. Phase IV details are being developed.
- b) Expense Review – Judy Sumter, Chair, summarized the office supplies expense review.
Judy Sumter, Chair, made the motion to dissolve the Expense Review Committee. June Conant seconded the motion. Unanimously approved and motion carried.
- c) Neighborhood Watch – Jerry Carr, Chair, reported that nine burglaries were reported in December. Last December there were twenty. A pattern was noted in that in several instances entries were forced but nothing was taken.
- d) Park – John Hanor, Chair, filed minutes from the Committee’s meeting. He summarized a meeting with Clayton Honma, James Komata and Hunter Bishop which outlined the County’s four year plan to develop the park. June Conant filed a letter received from the County outlining their master plan.
- e) PMAR – Jerry Carr, Chair, filed a report outlining the first phase of a long planning process.
- f) RTSP – Leslie Estep, Board liaison, informed the Board that their meeting was cancelled.

IX. Treasurer’s Report: Mr. McGilvray reviewed and filed the Treasurer’s Report.

TOTAL CHECKINGS/SAVINGS

\$7,750,261.35

Mr. McGilvray reported that \$4,398,714.75 is available for paving which represents roughly 14 – 16 miles. He also reviewed the collections report and plan for recouping fees owed.

X. General Manager's Report: Mr. Reilling reviewed and filed the General Manager's report. He reported that the office alarm system, the bars on the windows and the Quickbooks software have been installed.

XI. Unfinished Business:

- a) Motions Log – The Motions Log was updated as follows: Tracking #27, #251, #254, #260, #280 and #310 are completed and should be removed. #304 will be handled after April 1st.
- b) Selection of Truck Haulers from Bids Opened on October 27, 2010 – was addressed during the General Manager's report which indicated that due to budget restraints, only two truck haulers will be used.
- c) Human Resources (HR) Manual Review – June Conant asked for two more volunteer members.
- d) Proposed County Park in HPP – June Conant noted that the proposed draft letter planned for the County Council should be updated to respond to Mr. Bishop's recent letter of January 13th.

Elizabeth Weatherford made the motion to send the revised letter to the County regarding the Board's continued support for the development of the park in HPP. Ron Vizzone seconded the motion. Unanimously approved and motion carried.

- e) Field Phones for Crew – The General Manager presented the Board with a proposed cell phone plan through Verizon – a family share plan of \$120/month plus tax for five lines. The Board asked the General Manager to look into a plan which offers two phone lines in order to save costs.
- f) Speed Humps –

June Conant made a motion to send a letter of notification to owners who will be affected by the speed humps, before they are installed. Elizabeth Weatherford seconded the motion. Vote in favor: June Conant, Elizabeth Weatherford, Ron Vizzone, Keone McAllister, Leslie Estep, Judy Sumter. Vote against: Ken McGilvray, Francis Ganon. Motion carried.

Elizabeth Weatherford made the motion that speed humps be installed without delay on 30th from Kaloli to Hwy 130, due to the fact that they had previously petitioned for speed humps. Ron Vizzone seconded the motion. Vote in favor: Keone McAllister, Judy Sumter, Elizabeth Weatherford, Ron Vizzone, Leslie Estep, June Conant. Vote against: Ken McGilvray. Francis Ganon abstained. Motion carried.

XII. New Business:

- a) Proposed Capital Equipment Purchase: (1) Hot Crack Sealer for Asphalt Maintenance. Tabled until bids for contract maintenance can be ascertained. (2) Power Broom – Tabled for one month for additional consideration and review by the Board.

- b) Proposed Changes to the Activity Center Contract – The General Manager recommended changes to the contract, including a reduction in the deposit to \$125.00 with a non-refundable fee \$25.00, a raise in fees and a minimum four hours of usage clause for week-end private parties, and a change in closing time to 10:00 p.m. Current contracts for week-enders will be honored. Long-term contracts will be charged the new price as of February 1, 2011.

Elizabeth Weatherford made the motion to accept the amended changes to the Activity Center Rental Agreement. Ron Vizzone seconded the motion. Unanimously approved and motion carried.

- c) Consider Impact of Highway 130 Road Improvement Projects: K/P Shoulder Lane Conversion - STP 0130(28) and Kea'au Bypass to Pahoia/Kapoho Road - STP 0130 (27) – Elizabeth Weatherford filed a proposed letter to be sent by the Board to several officials to ask them to stop the project until several issues are addressed.

Ken McGilvray moved to send the letter on the impact of Highway 130 Road Improvement Projects. June Conant seconded the motion. Vote in favor: June Conant, Elizabeth Weatherford, Ken McGilvray, Keone McAllister, Francis Ganon, Leslie Estep, Judy Sumter. Vote against: Ron Vizzone. Motion carried.

- d) Proposed Sponsorship of Easter Egg Hunt – Formerly Handled by Annie Svaty –

Leslie Estep made the motion to donate the use of the facilities and \$100 cash to the Easter Egg Hunt. Elizabeth Weatherford seconded the motion. Vote in favor: Leslie Estep, Judy Sumter, June Conant, Elizabeth Weatherford. Vote against: Ken McGilvray, Ron Vizzone, Francis Ganon, Keone McAllister. Motion lost.

XIII. Announcements:

- a) Next Board Meeting: February 16, 2011 at 6:00 p.m. in the Library.

XIV. Adjournment of Meeting: The President called the meeting adjourned at 9:45 p.m.

Respectfully Submitted:

Denise Warner, Recording Secretary

Date

Elizabeth Weatherford, Board Secretary

Date

Motions Log

June Conant moved to accept the Minutes of the Board of Directors Meeting on December 15, 2010. Elizabeth Weatherford seconded the motion. Vote in favor: June Conant, Elizabeth Weatherford, Ken

McGilvray, Ron Vizzone, Leslie Estep, Judy Sumter. Keone McAllister and Francis Ganon abstained. Approved and motion carried.

Judy Sumter, Chair, made the motion to dissolve the Expense Review Committee. June Conant seconded the motion. Unanimously approved and motion carried.

Elizabeth Weatherford made the motion to send the revised letter to the County regarding the Board's continued support for the development of the park in HPP. Ron Vizzone seconded the motion. Unanimously approved and motion carried.

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