

**Kona Paradise Property Owners Association
Board of Directors Meeting Agenda**

Date: 6/20/2026

Time: 10 am

Location: ZOOM ONLY

ZOOM MEETING ID 933 0300 4531

ZOOM PASSCODE: 634799

Clickable Zoom link:

<https://zoom.us/j/99303004531?pwd=qQN0dKbq6kyCymJpX4FCqGkoL183QH.1> **1.**

Call to Order/Establish Quorum-Quorum met for the BOD Meeting

Board Members Present except where noted with NP (not present)

Roslyn Ramsey-President	Gail Schlenker-Sec	Eddie Barnes	Nancy Arrington
Eva Hillman-Vice President	Kirk Cantrell- Finance Committee	Leo Dodier	
Paul Curran-Treasurer	Pamela Huey	Roz Newlon	

Community Members Present

Doug Frederisy	Steve Monahan	Nancy Zorn	
Frank	Maria Minichiello		
Rhona	Quentin Andrews-Parker		

2. Approval of 4/18/26 Meeting Minutes-

Gail Schlenker made a motion to approve the KPPOA BOD Meeting Minutes from Feb 28, 2026. Leo Dodier seconded the motion. The KPPOA BOD Meeting Minutes were approved with unanimous consent, no objections.

3. Financial Report-

Paul Curran presented the financial report. The treasurer provided an update on

budget, income, outstanding balances and reserve fund indicating that KPPOA finances are in very good shape.

5. Committee Reports

a. Roads Committee

Doug Frederisy presented updates from the Roads Committee. The Roads Committee will be meeting with Tony from Kahanakoa Construction to develop a plan for the scope for road improvements.

b. Landscaping Committee

Roslyn Ramsey and Nancy Arrington reported for the landscape committee. Only one viable bid was received and reviewed. The committee is currently in negotiation with our current landscape contractor.

c. Architectural Review Committee (ARC)

Nancy Zorn reported on all updates on outstanding issues which included approved plans Lots 99 & 271. Lot 212 requires the BOD to approve the construction extension. Roslyn Ramsey made a motion to approve the construction extension request. Eva Hillman seconded the motion. Unanimous approval, no nays.

d. Bylaws Committee

Eddie Barnes reported that the Bylaws Rewrite Committee continues to update the bylaws and will submit to the BOD for review prior to the attorney review.

6. Other Reports

a. Neighborhood Watch-

Roslyn Ramsey gave an update on the Houseless woman and Department and Land and Natural Resources (DLNR) visit. Reviewed plans for filing a Temporary Restraining Order (TRO). If a resident calls the police they need to stand by and be prepared to file a police report.

b. Firewise-Roslyn Ramsey

The provided green waste dumpster project has been very successful. Volunteers needed for the South Park Firebreak Project. Please contact Pamela Huey.

7. Unfinished Business

a. Abandoned kayak update- Eva Hillman, Nancy Airington

Following re-notification of the policy regarding abandoned property, posts on the bulletin board and notices at the beach lot, as well as notices on each kayak and other abandoned property, all such items have been removed from the beach lot. The BOD will review if additional signage is necessary.

b. Rooster complaint update-Eva Hillman

Complaint resolved and closed.

c. Lot 115 -incorrect issue addressed for C&S finding on 2/28/26-Nancy Zorn

Eva Hillman motioned to send a C&S letter to the owners of lot 115 re: complaint of addition of exterior, elevated walkway/lanai, including rock walls, and cement decking without ARC or county approval. Eddie Barnes seconded the motion. The BOD voted, 9 yes votes, Roz Newlon abstained, no nays.

d. Lot 19-Eva Hillman

Owners working toward compliance.

e. Lot 66- C&S letter sent.-Nancy Zorn

ARC follow up in progress

f. Lot 111-Nancy Zorn

Gail Schlenker made a motion that the complaint regarding unpermitted construction issues are C&S. Leo Dodier seconded the motion. The vote was 9 yes votes, Roz Newlon abstained, no nays.

8. New Business

a. Earthquake Impact/Damage-Eva Hillman

Information re: completing damage assessment had been sent to association members following the earthquake of 5/22. Attendees were

asked if they had anything new to share. No new information.

b. Emergency Siren-Roslyn Ramsey

KPPOA is eligible for an emergency siren thanks to great work of Niles and Pamela Huey several years ago. Rod Streeter and Steven Ayers met with the Hawaii Emergency Management Agency (HIEMA) to review possible location options for a new emergency siren.

c. Private Road county tax credit-Eva Hillman

Information given on qualifications for the tax credit (KPPOA home must be primary residence with a homeowner's tax exemption) . Please contact Eva Hillman at evahillmanbod@gmail.com if you want to be on the spreadsheet that will go to the county.

d. New complaint regarding possible unauthorized grading of lots 319 and 134-Roslyn Ramsey

Roslyn Ramsey made a motion to find C&S the unauthorized grading on Lots 319 and 134. Pamela Huey seconded the motion. The vote was 9 yes votes, Roz Newlon abstained, no nays.

9. Adjournment-Eva Hillman made a motion for the meeting to adjourn, Roslyn Ramsey seconded the motion. The meeting was adjourned by unanimous consent.

Next Meeting- August 15, 2026 at 10 am.