

**The Kona Paradise Property Owners Association
Board of Directors Meeting Minutes**

Date: 8/15/26

Time: 10 am

Location: ZOOM ONLY

1. Call to Order/ Establish Quorum-Quorum met for the BOD meeting

Rosyln Ramsey - President	Gail Schlenker - Secretary	Eddie Barnes	Nancy Arrington
Eva Hillman - Vice President	Kirk Cantrell- Assistant Treasuer	Leo Dodier	
Paul Curran - Treasurer	Pamela Huey	Roz Newlon	

CommunityMembers present

Ken Obenski	Frank Cirrilo	Maria Minichiello	
Quentin Andrews-Parker	Doug Frederisy	Barry & Ann Carter	
Zac & Nancy Zorn	Steve Monahan	Lynn	

2. Approval Of 6/20/2026 Meeting Minutes

Rosyln Ramsey made a motion to approve the 6/20/26 Meeting Minutes. Eva Hillman seconded the motion. Unanimous approval, no nays.

3. Financial Report

** KPPOA _ Finance Report (as of Aug 15, 2026).pptx**

Paul Curran presented the financial report. The financial summary as of 8/15/2026 was reviewed. Progress is being made on the Delinquency Report with 25 accounts remaining. The CPA-Tiffany Wong is completing the 2025 audit and brought to our

attention that there are outstanding GET taxes due for 2025. The current board is in the process of rectifying this. A link to the financial report is attached.

4. Committee Updates

a. Roads Committee- update by Doug Frederisy

The Roads Committee is making progress on obtaining bids for the repairs needed. There are 3 interested contractors. One bid has been submitted so far. Bids will be closed. The final bids are anticipated to be forthcoming. A geo-technical engineer has been contacted to discuss assessment of recent earthquake damage to the roadway near Carrissa and Kahoe

b. Landscaping Committee-update by Nancy Arrington

 **KPPOA Landscape Committee Report August 2026 - Google Docs.pdf**

Rod Streeter has been working with the Sunshine Tree Trimming. Trees have been trimmed to the park.

The maintenance contract previously made with Stance Oyama is no longer valid due to his passing.

The BOD was contacted by Ashley Oyama, saying she was taking over the family business and would like to continue doing the landscaping for KPPOA.

Nancy Arrington a motion made for at an hourly rate of \$50.00/hr as needed to hire Ashley Oyama until a more formal contract can be solidified. Roz Newlon seconded the motion. The vote was unanimous approval, no nays.

Action: The Landscaping Committee will meet to discuss how to go forward with KPPOA landscaping needs.

c. Architectural Review Committee (ARC)-update by Nancy Zorn

Four plan approvals have been granted since the last meeting. One is a new build. The remaining lot updates were presented to the BOD.

Lots 134 & 319- owner received C&S letter. Has not yet responded.

Lot 111- owner received C& S letter. Responded with an update regarding the process of getting his “as-built” permit.

Lot 115-owner received C& S letter and has submitted a response.

Lot 66 update-the owners are working with the county to come into compliance with county codes.

Lot 56- The County approved emergency work to build 2 rock walls needed to address damage caused by the earthquake. The walls will still need to be permitted.

Action: Arc Committee will follow up with owners of Lot 134, 319, 115.

d. Bylaws Committee-Eddie Barnes

The Bylaws committee is continuing to work on updating the KP Bylaw's and integrating Fire Wise suggestions

6. Other Updates

a. Neighborhood Watch-Roslyn Ramsey

 Notice of Trespass.pdf

Roslyn Ramsey has asked the BOD and the Community Members for a volunteer to replace her as Lead for the committee. Her responsibilities as President make this responsibility difficult to manage.

Regarding Jennifer Charlene Helle, the houseless person who is causing disturbances while traversing our roadways and neighborhood:

KPPOA lawyer, Alan Tuhy, advised that a "Notice of Trespass" was a potential solution to deal with this situation. A "Notice of Trespass" was written by Board member, Eva Hillman and approved by the lawyer. The notice was read aloud to attendees by Roslyn.

Roslyn Ramsey made a motion to serve Jennifer Charlene Helle, the "Notice of Trespass" Leo Dodier seconded the motion. The vote was unanimous approval, no nays.

b. Firewise-Pamela Huey

 Kona Paradise Firewise Committee Report 8/15/2026

KP is eligible to have another green waste dumpster on Boki Rd. A discussion ensued about whether to NOT continue to dump green waste in South (mid) park. Pamela is seeking any help with Firewise duties and grant writing.

Action: Pam will email residents with the date and location for the green waste dumpster.

7. Unfinished Business

Update to C&S letters 134, 319, 111, 115, 66, and 56.

See ARC Committee Update

Lot 19 update- Owner reported that their architect submitted an “as built” application to the county.

Emergency Siren location vote-Pamela Huey

Steve Ayers, Pamela Huey, Leo Dodier, Roslyn Ramsey and Nancy Arrington met at the two locations that were proposed by Civil Defense for the Siren location and a recommendation was made for Option 1-TMK 870200240000.

Leo Dodier made a motion to approve Option 1-TMK 870200240000 for the Emergency Siren location. Gail Schlenker seconded the motion. The vote was 9 yays, 1 abstained (Paul Curran).

8. New Business

a. Buildium/ Kona Paradise.org procedures for BOD and resident

Roslyn Ramsey advised the residents that they can pay their dues, make a complaint or access the CC&R's by going to KonaParadise.org. She also Advised the BOD members to use the Buildium website to communicate with residents about any board related matters. All important documents received by BOD members need to be uploaded into Buildium. This helps keep records of all communication and transparency of the issues raised.

b. Notice of Trespass-see Neighborhood Watch

c. Administration assistant/clerk to assist BOD-Roslyn Ramesy

The KP BOD is proposing that an Admin Assistant/clerk is hired to assist the BOD with tasks etc.

Eva Hillman made a motion that a job description for this position be created. Pamela Huey seconded the motion. The vote was unanimously approved, no nays.

It was announced that Kirk Cantrell, the assistant Treasurer, will take over the collection efforts of association dues delinquencies.

9. Adjournment-Next meeting 10/17/26

Roz Newlon made a motion to adjourn the BOD meeting. Pamela Huey seconded the motion. The vote was unanimously approved, no nays.