Kona Paradise Property Owners Association
Board of Directors Meeting Agenda

Date: 10/17/26
Time: 10 am
Location: ZOOM ONLY

ZOOM MEETING ID 205 821 8294
ZOOM PASSCODE: 715400

https://zoom.us/j/2058218294?pwd=ZmZWMjg3MDJjb2lncFJPcURxUFFNdz09&omn=99726571142

1. **Call to order at 10:05am /Could not initially establish Quorum; Quorum established at 10:20am. No votes taken beforehand-Roslyn Ramsey**

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

CommunityMembers Present

Rod Streeter	Frank Cirrilo	Mary Pierce	Jackson Long
Rhona Bekker	Linda Marten	Nancy Zorn	

2. Approval of 8/25/2026 Meeting Minutes-
Unable to approve due to quorum not established at meeting start. Did not return to this item once Quorum was established. Will vote on approval 12/12/2026.

3. Financial Report-Paul Curran, Treasurer

The treasurer presented the financial report. Click the link to view.

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

The President gave a reminder that a 10% increase in POA fees was approved at the Annual Meeting 3/28/2026 and will take effect in 2027.

4. Committee Updates

a. Roads Committee-Rod Streeter

The committee has received 1 bid and is expecting additional bids before the next BOD meeting for the approved road repairs. Regarding earthquake damage on S.Carrisa Rd. Doug Frederisy consulted with a Geotechnical Engineer, who recommended sealing the cracks and monitoring visually, if changes occur, bore samples may need to be taken for further assessment which may cost $30,000-70,000.

b. Landscaping Committee-Nancy Arrington

October 2026 Landscape Committee Report - Google Docs.pdf

Rod Streeter reported that Coconut tree trimming will be taking place in the next 1-2 months.

If there are any concerns regarding potential fires related to trees making contact with electrical wires residents should call HELCO.

We have a new landscaper named Phil Klix, who is doing trimming and weed wacking on Kaohe Rd and all the laterals, including the mailbox area and the park area.

A resident shared that our landscaper started earlier than allowed. The landscaper will be informed of start and stop hours for work that requires motorized equipment is 7:00am-6:00pm M-F, 8:00am-5:00pm Weekends/Holidays. There is no heavy equipment operation on Sundays/Legal Holidays.

c. Architectural Review Committee-Nancy Zorn

Provided updates on Lots 56, 115, 134, 319
Lot 56-needs to obtain permit and forward to ARC
Lot 115- ARC recommendations to be forwarded to the Board.

Lot 134 and 319- pending ARC discussion.
Also reported there are currently 5-6 active new builds in Kona Paradise.

d. **By-laws Committee-Eddie Barnes**
The current By-laws have been under revision for the last 3 years. They will be distributed to the BOD for review prior to review by the attorney. A discussion ensued about whether the use of drones should be addressed in the CC&R's. No decision was made.

5. Other Updates

a. **Neighborhood Watch-Roslyn Ramsey**

Neighborhood Watch uses the "Whats App" for group texts within our residents to alert us to illegal concerns in the Kona Paradise. Roslyn is still requesting a volunteer to lead this committee. Email rosylnramseybod@gmail.com if you are interested in leading Neighborhood Watch or being added to the text group.

b. **Firewise-Roslyn Ramsey for Pamela Huey**
Currently, Pamela is applying for fire mitigation grants. Residents are asked to use the GREEN WASTE DUMPTERS when provided in Kona Paradise or to transport green waste to the green waste transfer stations. It is against Hawaii State Law Chapter 342H-39 to dump green waste at any other locations. This means, no dumping anywhere in KPPOA, including empty lots. See below:

The law requires you to dispose of solid waste only at recycling or disposal facilities permitted by the Department of Health. "Solid waste" includes municipal refuse, construction and demolition waste, household waste, tires, car batteries, derelict vehicles, **green wastes,** furniture, and appliances. Illegal dumping of solid waste or allowing illegal disposal of solid waste on your property even if contractual or other arrangements are made could subject you to fines from $10,000 to $25,000 per occurrence and could lead to felony prosecution in accordance with Chapter 342H, HRS.

6. Unfinished Business

a. **Notice of Trespass-Roslyn Ramsey**
The Notice of Trespass was served to the homeless woman in Kona Paradise. The Prosecutor's Office will determine if this can be enforced on our private road. Our new Community Policing Officer has said the Notice of Trespass may need to be re-served with demographics and a map and a photo of her attached. The BOD is working with Officer John Harvey about this.

b. **Administration assistant/clerk to assist BOD-Roslyn Ramsey**
Discussed and approved by vote at previous BOD meeting-8/15/26 meeting. A position will be created to assist the KP BOD with administrative duties. A job description is in progress with plans to add funds to the 2027 budget for this position at the next BOD meeting.

8. New Business

a. **Parking on Association Property**
There are 2 CC&Rs that address the rules regarding parking on Association property-See section 6e and 7f. The Board is recommending a legal evaluation of these two CC&Rs for further clarification. Leo Dodier made a motion requesting we seek legal guidance on this. Eddie Barnes seconded the motion. The motion passed with 8 in favor and 1opposed, with Roz Newlon voting against.

b. **New Signage-Roz Newlon**
Due to the steepness of Kaohe Rd. and the danger presented in rainy weather, etc., it was requested that the signage at the top of the hill be reviewed for adequately notifying drivers of the terrain ahead. Roz Newlon will research.

9. Adjournment

Next Meeting 12/12/26 at 10:00am Hawaii Time

The KPPOA BOD Meeting was voted on and changed to the second Saturday of December due to the holiday. The vote was unanimously approved.