

**Kona Paradise Property Owners Association  
2026 Board of Directors Meeting Agenda**

**Date: Mar 28, 2026**

**ANNUAL MEETING**

**Time:** 10:00 am HST

**Place:** via Zoom

<https://zoom.us/j/94914953460?pwd=dSSCcqWtQUwpD05t84Rk09A5veoLRt.1>

Meeting ID: 949 1495 3460

Passcode: 150832

**Kona Paradise Board Members P = Present NP = Not Present**

P	Steve Ayers	P	Linda Marten	P	Gail Schlenker
P	Pamela Huey	P	Paul Curran	NP	Valentina Cosa
P	Eddie Barnes	P	Roz Newlon	P	Christopher Gardiner
		P	Leo Dodier	NP	Lisa Licavoli

**Community Members Present =P Present on Zoom=Z**

P	Nancy Zorn	P	Kirk Jason Cantrell & Tamara Ivana	Z	Katherine Ballard
Z	Karla Womack Realtor	p	Nancy Arrington	Z	Quentin Andrews Parker
p	Roslyn Ramsey	Z	Ann & Barry Carter	P	John Casey
p	William Wedemeyer	P	Martin Zeleznik	P	John Tusvik Jr
P	Robert & Laree Wray	p	Twin Angel & Myung Hee Song	p	Bruce & Debra McHugh
P	Steve Monahan & Barbara Payne	P	Maria Minichiello	P	Marian Myer & Saurabh Maheshwari
P	Kirk Olsen	p	Ken Obenski & Cindy Whitehawk	P	David Peterson & Holly Aaron
P	Clive & Sharon L. Plumb	P	Keith G. & Kelly A.Sawyer	P	Elizabeth Rose & Robert John Fischer

P	Douglas & Teri Frederisy	P	Lisa Heinrichsen & Thomas Vincent	P	Eva R. Hillman
P	Stewart Kerr	P	Nancy K. Bell-Gallager & Duran Lenward	P	David H. & Jennifer Booth
Z	Lyall Burgess	Z	Frank & Susan Cirillo	Z	Carol Poole ?
Z	Rhona Bekker	Z	John ?	Z	Jeff Stark
Z	Dan Swensen				

TOPICS	PRESENTER	NOTES
Call to Order/Roll Call	Steve Ayers	Quorum at 46.1603% per Linda Marten
Review/Approve Previous Minutes	Steve Ayers	Reviewed minutes from 03/29/2025 meeting. Reading of the minutes waived Change to minutes: no corrections Pamela Huey motioned to approve the minutes, Roz Newlon seconded the motion
<b>REPORTS OF OFFICERS AND COMMITTEE CHAIRS:</b> - Treasurer's report - Architectural Review Committee - Landscaping - Roads - Bylaws		3/28/26: <b>Treasurer's report: Budget approved for 2026</b> The amount of \$162.00 for a KPPOA post office box was questioned. This expense is no longer needed and will be removed.  <b>Architectural Review Committee: No news items to report. Anyone interested can participate. Kirk Olsen volunteered to join the committee.</b>  <b>Landscaping: Noted: The Landscape Budget is the largest expense.</b>  <b>Roads: Road Committee consists of Doug Frederisy, Richard Gaul, Rod Streeter and Steven Ayers. Road repairs are planned for 2026. A sum of \$300,000.00 is allotted for this project. Multiple estimates have been obtained but at this time due to the recent storms, contractors are not available. Big Island Asphalt is interested but not committed. They can possibly consider repairs rather than repavement for the budgeted amount. The Road Committee will review the mapped area for repair options.</b> Kirk Olsen volunteered to paint center lines on Kaohe Rd-a vote will be planned for the next KP BOD meeting to allocate funds for the project.  <b>Bylaws; Quentin reported in Angela's absence.</b> The review of the bylaws began in 2024. The review was initiated to update the bylaws to align with current Hawaii laws, to make them gender neutral, etc. The review and update is near completion and will need to be reviewed by an attorney and then brought to the KP BOD for a 2/3 vote for approval.

		There was discussion and a motion that the bylaws should be reviewed by the KP BOD before the attorney reviews them. Steve seconded the motion. Action: The updated bylaws will be reviewed at the next KP BOD meeting.
<b>ELECTION OF DIRECTORS</b>		<p>3/28/26: Lisa Vincent volunteered to be the Inspector of elections. The association is to be governed by 11 members and serve 1 year on the KP BOD. There are currently 6 vacancies on the board. The candidates for consideration are: Roslyn Ramsey, Eva Hillman, Roz Newlon, Nancy Arlington, Martin Zeleznik, and Kirk Cantrell. Returning candidates are Pamela Huey, Leo Dodier, Paul Curran, Gail Schlenker, and Eddie Barnes</p> <p>As the outgoing President, Steve reviewed the function of the board. The board is responsible for the oversight of the community. The community members need to volunteer to work with the board for a solution or a plan if an issue or project e.g. replacement of the cork on the message board at the top of the hill.</p> <p>The option of a management company or hiring a clerk was discussed. Difficulties with this option in the past were discussed. Buildium is the format of choice but education is needed to achieve the optimum function to meet the needs of the board.</p>
<b>RESOLUTION ON ASSESSMENTS</b>		3/28/26: Resolution to roll over funds from 2025 to 2026 operating budget was adopted
<b>APPOINTMENT OF CPA AS AUDITOR</b>		3/28/26: Tiffany Wong CPA was approved to continue for 2026 by the Board
<b>APPROVAL OF PROPOSED ANNUAL BUDGET</b>		3/28/26: Annual Budget was approved. The issue was raised to raise the HOA fees 10% (+/- round figures preferred). Action: Increase HOA fees by 10% prior to the 2027 Budget approval by the KP BOD. The plan is to raise the HOA fees to \$545.00 for 2027.
<b>Other items</b>	<b>Pamula Huey</b>	Proposal of increasing the number of speed bumps on Kaohe RD. This was moved to unfinished business.
<b>Adjoun</b>		Next annual meeting will be March 2027-TBD
<b>KP BOD 2026-2027</b>		<p>KP BOD Officers were elected by the new Board Members at the conclusion of the Annual meeting.</p> <p>Roslyn Ramsey - President  Eva Hillman - Vice President  Pamela Huey - Assistant Vice President  Paul Curran - Treasurer  Gail Schlenker - Secretary  Leo Dodlier  Roz Newlon  Eddie Barnes-NP  Martin Zeleznik  Kirk Cantrell  Nancy Arlington</p> <p>Action: Pamela to follow up with Steven Monahan and Linda Marten to ask them to continue as Subordinate agents. Roslyn to contact the group for the next meeting. This will be a hybrid organizational meeting.</p>

<b>Closing/Adjournment</b>	<b>Steve Ayers</b>	<b>Meeting adjourned at</b> <b>Next Meeting is the Annual Members Meeting:</b> <b>2027 Annual Meeting will be held in March, 2027.</b> <b>In-Person at the Pickle Ball Courts and Zoom</b> <b>Agenda Items Due By:</b>
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