

Kona Paradise Property Owners Association

Board of Directors - Meeting Minutes

Date: July 19, 2025
Time: 10:00 am HST

CALL TO ORDER:

Recording Secretary: Lisa Licavoli

ROLL CALL/ESTABLISH QUORUM:

- Board of Directors present: Steve Ayers, Christopher Gardiner, Valentina Cosa, Lisa Licavoli, Paul Curran, Linda Marten, Leo Dodier and Pam Huey.

APPROVAL OF MINUTES:

- Steve Ayers made a ***motion***, and Christopher Gardiner seconded it, that the minutes from 1/11/25, 12/15/24 and 10/12/24 need to be corrected and then presented to the BOD at the next meeting to be voted on for approval. The motion passed unanimously.

SCOPE OF BOARD & COMMITTEES

- A discussion ensued regarding the name and function of the Kona Paradise committees. Steve Ayers made a ***motion*** that they be called 1. ARC, 2. Roads, 3. Advisory, 4. Communications and 5. Landscaping. Christopher Gardiner seconded the ***motion*** and it was unanimously approved.

REPORTS:

- Treasurer Report from Valentina Cosa: we are in good shape financially and have collected 94% of the HOA dues. Paul and Quentin are working on collecting approximately \$50,000 that is still delinquent. Liens will be put on the homes that do not pay their HOA dues. Valentina asked that invoices are signed by the appropriate people on the proper committees. A ***motion*** was made by Steve Ayers, and seconded by Christopher Gardiner, that Linda Marten and Pam Huey be added as subordinate agents for check signing. The ***motion*** passed unanimously.
- Nancy Zorn from the ARC Committee reported that 4 properties are currently building.
- Rosalyn from the Roads Committee reported that there is a large tree growing that is undermining the road.
- Rosalyn from the Advisory Committee reported that the committee has been meeting monthly for two years to rewrite the bylaws. They are near the point where they can give a copy to the Board for review.
- Keith and Ron from the Landscaping Committee are overseeing tree trimming. Ron Croci identified a large tree on association property that is very messy and needs trimming. Nancy Zorn volunteered to use her red ant bait traps and check out the white fly infestation at the top of Kaohe Road. Valentina reported that there is money in the budget if an exterminator is needed.
- Communication committee needs volunteers.

AFFILIATE COMMUNITY REPORTS

1. Neighborhood Watch update – Roslyn reported that Jennifer, a homeless woman, was arrested last week. Her current status is unknown. Steve reminded us that the Board is responsible for the CCR's but is not a law enforcement agency. Rosalyn asked for help with WhatsApp.
2. Firewise update: Pam – The next event is scheduled for this fall. She will send out information once the date and location are known.

OLD BUSINESS:

1. It was reported that once the locks arrive from the mainland, the Post Office will arrange to install the locks then we should be able to move on to distribute mailboxes to each lot.
2. It was determined that the goats are part of Kona Paradise and will not be removed.
3. It was reported by Leo that some people have chickens on their property, which is against the CCR's. They attract wild chickens and cause a ruckus.
4. Nothing is to be done about the pigs. They are wild. DO NOT FEED.
5. It has been reported that dogs are off leash which is against the CCR's. If you see dogs off leash outside of Association property, the Board has no authority to enforce. If dogs are acting in an aggressive manner, contact Animal Control.
6. Christopher reported that he would call Tai for removal of green waste from the park.

NEW BUSINESS:

1. Currently the Kona Paradise records are stored offsite at a considerable distance and monthly cost. Steve ***motioned*** to buy a storage shed from Costco and Christopher seconded the ***motion***. Seven Board members were in favor of the ***motion*** and one abstained. Steve and Chris will make arrangements to purchase and erect the shed. The Board approved up to \$2000 for the shed.
2. It was noted that someone is picking up the trash at the Pickle Ball Court, so it is not currently an issue.
3. We were reminded not to use social media for KPPOA business.
4. Discussion regarding unapproved building on Ama Road is tabled until the next meeting.
5. Quentin is looking into the bylaws that state that fireworks are not allowed in Kona Paradise.
6. There are boats moored off the beach. Since they are not on HOA property it is not a Board issue.
7. There is excess equipment and garbage on the beach, but since it's on DLNR property it is outside of the Board's authority. All members are encouraged to remove property and garbage from the beach.

ADJOURNMENT

NEXT MEETING

The next BOD meeting will be held on September 20, 2025; agenda items are due September 13th. We will move to a bi-monthly format.