

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

Date: 4/18/26

Time: 10 am

Location: ZOOM ONLY

1. Call to Order/Quorum Established 9 Directors present

Roslyn Ramsey made a motion to add to the agenda under 7. Unfinished Business- Lot Violations from 2/28/28 Lots 19, 66 and 115. Two date corrections were made to the year 2025 changed to 2026 under Unfinished Business- items c. and d. Plan to schedule the next KPPOA BOD Meeting Minutes. Eva seconded the motion. The motion passed with unanimous consent.

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-NP Finance Committee	Leo Dodier-NP	Martin Zeleznik
Paul Curran-Treasurer	Pamela Huey	Roz Newlon	

Community Members Present

Maria Minichiello	Doug Frederisy	Kirk Olson	Quentin Andrews Parker
Karla Womack	Katherine Ballard	John Casey Phyllis Casey	Rhona Bekker
Stewart Kerr	Ken Obenski	Barry&Ann Carter	Steve Monahan

2. 2/28/26 Meeting Minutes

Eva Hillman motioned to approve the minutes with the clarification on the vote re: Chickens/Associated Critters, Eddie Barnes seconded. The minutes approved with 9 yes votes; 0 no's

3. 4/11/26 Special Meeting Minutes

Pamela Huey made the motion to accept the minutes from the special session for the purpose of not renewing the CD. Eva Hillman seconded the motion. The motion passed with unanimous consent.

4 . Paul Curran presented the Financial Report

Roz Newlon made the motion to approve the Financial Report. Martin Zeleznik seconded the motion. The motion passed with unanimous consent.

5. Committee Reports

- **Roads Committee** - Report by Doug Frederisy: The members of the Roads Committee are Rod Streeter, Richard Gaul, Doug Frederisy-chair, Martin Zeleznik.

Action: Committee will report on the scope of the road repair project in relation to the funds available for the project at the next Directors meeting. Kirk Olson has volunteered to take lead on striping the road and will coordinate with the roads committee.

- **Landscaping Committee** - The members of the Landscaping Committee are Rod Streeter, Keith Johnson, Pamela Huey, Nancy Arrington.

No report was given.

Rod Streeter is the liaison for Tai Johnson, responsible for tree trimming;
Nancy Arrington is the liaison for Stance Oyama, responsible for association landscape maintenance.

Pamela Huey leads Firewise for the community events

Action: Nancy Arrington, a new member of the committee will reach out to Stance Oyama

- **Architectural Review Committee (ARC)** - ARC report by Quentin Andrews Parker. The members of the ARC Committee are Nancy Zorn, Christopher Gardiner, Quentin Andrews Parker .

Roslyn Ramsey made the motion to appoint Kirk Olson to the ARC Committee, Eva Hillman seconded the motion. The motion passed with unanimous consent.

- **Bylaws Committee** - The Bylaws report given by Eddie Barnes. The members of the Bylaws Committee are Steven Ayers, Pamela Huey, Roslyn Ramsey, Eddie Barnes, Angela Berry (Lead), Linda Martin.

Action: Steve Ayers to give a clean copy to the Bylaws Committee. The BOD plans to review prior to the attorney review.

6. Other Reports

- **Neighborhood Watch** - Report given by Roslyn Ramsey. Reported that Leanord Warren is our community policing officer.

Community resident Stewart Kerr shared concerns about significant problematic behavior of unhoused person illegally camping south of Beach lot. Problematic behaviors have been reported at South Beach parking lot and throughout community

Action: Stewart Kerr will help research about what or cannot be done regarding the South Beach Parking Lot hours of operation, permitted activities, possible restricted access (gate). Restraining orders will also be researched.

- **Firewise** - Report given by Pamela Huey. Members of the committee are Pamela Huey and Rod Streeter. Pamela shared that the association received a \$5,000.00 grant tree trimming.

Action: Date of the Green Waste event will be changed. Updated information will be emailed through Buildium.

7. Unfinished Business (prior to 3/29/26)

- **Abandoned kayaks** - Eva Hillman gave an update regarding the KPPOA BOD 2025 decision to remove abandoned property (kayaks and other personal items) from Association Property. She indicated that the task was partially completed and that the current board was now responsible for completing the task.

Roslyn Ramsey made a motion to continue with the completion of the removal process by June 1, 2026. Gail Schlenker seconded the motion. The motion passed with unanimous consent.

- **Rooster complaint** (in violation of section 7, sub-paragraph a. of the CC&R's) Deemed Credible and Significant by KPPOA BOD 2025.

Action: A certified letter with the specific complaint will be sent to owners in accordance with the CC&Rs

- **Contacting alternative lawyers-** follow up from 2/28/25 minutes

Action: Quentin Andrews Parker to follow up with the list of attorneys Steve Ayers has contacted before continuing the process of contacting a possible replacement.

- **Violation Compliance Procedure** follow up from 2/28/25 meeting
Lot 19 - Homeowners are working with an architect to bring the home into compliance.

Lot 66 & 115 - Plan to send letters

Lot 111 - Update to be given at the next KPPOA BOD Meeting

8. New Business

Propose creating a committee for delegating and managing tasks in Buildium

Action: Re-introduce this committee once Linda Marten (Buildium administrator) has recovered.

9. Adjournment - Roslyn Ramsey made a motion to adjourn the KPPOA BOD meeting. Pamela Huey seconded the motion. The motion passed with unanimous consent.

Next Kona Paradise Property Owners Association Board of Directors Meeting will be on June 20, 2026 at 10 am with Zoom option

New agenda items are due by June 5, 2026