

Polynesian Paradise Condo Association  
Open Board Meeting Minutes Jan 19 2025

Board members in attendance: Pat Francis, President (by phone)

Lisa Wise, Vice President

Steve Watt, Treasurer

Ed Leppert, Facilities

Don Wilcox, Secretary

Owners in attendance, Trish Watt, Chuck Fieple, Liz Russell, Aggie Hawley, Jeanne Castro, Mike and Cindy Larue, Jerry and Pam McCall, Violet 324b, Erin Lewers, Jeanine Armendariz, David Eckhardt, Jon Koshiyama, Cheryl Curley, Jennie Lockie, Dan and Deb Llewellyn, Cynthia Chrobek, Sue Griffin, Mary Wilcox, Roberta and Ken Chrobek, Diana Leppert, Chris Olsen, and on Zoom, Jodi Kaullen, Mike Martino.

The meeting was called to order at 6:31 pm by Lisa Wise.

A motion was made to accept the minutes as posted by Jennie Lockie and seconded by Mary Wilcox.

Reports from Board members, Pat no report, Lisa talked about her efforts to get us off of Fannie Maes black list, also her efforts to get insurance costs lowered. Also trying to update bylaws to have owners carry insurance as a single family dwelling.

Steve gave treasury report, with balances in all accounts. Talked about misuse of machines in laundry.

Ed talked about projects completed in 2025. Backflow valve and pressure regulator valves replaced in our water system. Grass was reseeded and looks great now. On the advice of the Landscapers, we are going to reseed 2 of every 3 years for best results. Sprinkler system is now set to go between 3 and 4 am and now waters for 8 minutes. Talked about mulch around fruit trees and some new edging for 2026. Plan to repaint tree trunks on fruit trees also this year. Sewers on buildings 323 and 324 are scheduled for replacement this year. Plan to install a drain (dry well) to help with flooding between gates 7 and 8. Closers have been replaced on all 10 gates. Talked about dumpsters, overfilling, no construction materials in dumpsters. Asked everyone to help with policing this problem.

Don talked about keeping gates shut and reiterated what Ed talked about relating to dumpsters. Steve gave Erin Lewers thanks for videoing and helping to corral a truck driver from next door who inflicted damage on our northern car port roof near gate 10.

Questions from gallery.

Deb Llewellyn, washer inop in laundry room, Steve asked to make sure you don't use bent coins.

Jennie Lockie asked about replacement of a fruit tree. Steve answered that it was under consideration.

Mike asked for introduction of new people, Lisa Wise, Liz Russell,

Dan Llewellyn and Erin Lewers both asked questions about the possible insurance changes, they are still being researched.

Cindy Larue asked about status of collecting late fees, we are working on it, have 8 delinquent owners at present.

Sue Griffin, 322D, question about possibly replacing some of our grass areas with desert landscaping..

Dave Eckhardt, 309C, thanked the Board members for all that they do. Talked about keeping the gates closed and keeping your eyes open about stuff in the parking lot.

Mark Johnson, 304F insurance questions.

Trish Watt, 315C, suggestion on rental forms.

Steve Watt motion to adjourn meeting, Dave Eckhardt 2nd. Meeting adjourned at 732pm.

Respectfully submitted,

Don Wilcox  
HOA Secretary