

**Polynesian Paradise Condominium Association
Board of Directors Open Board Meeting Minutes
October 20, 2025**

Board Members in Attendance: Pat Francis, President (phone)
Steve Watt, Treasurer
Don Wilcox Secretary, (phone)
Ed Leppert Facilities
Lisa Wise Director, (phone)

Members in Attendance, Trish Watt, C. Fraley, Jim Richards, Jeanine Olinger, Ed Brog, Dianna Leppert, Berry Burns, Anna Enriquez-Robinson, Jodi and Mark Kaullen, Jeanie Castro, Tom Samp, Mark Johnson, Dave and Jennie Lockie, Lewers, Jon Koshiyama, Cynthia Chrobak, Roberta and Ken Chrobak, Becky Bartlett, Martha Weld, Curt Hills, Rod Maura, online, Carmella Garey-Hewett, Mary Wilcox, phone.

Steve Watt called the meeting to order at 6:42 pm. Steve presided over the meeting as Pat was in attendance by phone. Our previous President, Jackie Van Ort resigned in August 2025, Pat Francis was elevated to President from her previous VP position, and we appointed Lisa Wise to become the 5th member of the Board for the remaining time until March 2027. Pats term is up in March of 2026.

Don Wilcox, Secretary, has the minutes from our last meeting in April. He will read them if requested, motion By Rodney Moura to bypass reading, second by Pat Francis.

Review of financials of our balances in checking, savings, social accounts as well as our First star CDs. Steve reported that Fannie Mae has us on a black list, refusing to give people loans that wish to buy a unit in our complex because of our reserve account cds. They say they want us to put 10%(3900.00), of our receivables in a separate account. We have tried to tell them that CDs equal 56 months of \$3900.00 deposits, but they arent interested in listening. Anyone who may have a contact at Fannie Mae please contact Steve.

We have 13 delinquent owners as of October. Maybe we need to raise the late fees??
Old Business

1. Our HOA property insurance has increased by another \$20,000 this year to \$152,220.
2. Steve talked to a couple of agents about not having the HOA insure each unit, but cover all the rest of the property. If we did that with each owner insuring their own unit, our expense would be way less, and more insurance companies would compete for our business. 98% of insurance companies dont want to insure us because of our age, and dont want to risk a \$25 million replacement cost.

3. This would take months to complete, trips to our lawyer to change bylaws, we might want to register as town homes instead of condos because the coverage is better. It would have to be voted on at our annual meeting. We would appoint a committee to do the legwork, making sure it would be beneficial to proceed.
4. We had 3 heavy rains (monsoons) this month which caused some units to flood. Steve is looking into a remedy for owners who want it to not happen again. Either a 4 inch sewer line can be installed from the middle unit to the end unit with sewer grates tying into it from each patio. Costs would be shared by all units involved. Another option would be to install a sump pump that would take excess water up to and over the roof.
5. After a storm it would be helpful if people would sweep off the sidewalk in front of their units after the mud dries.
6. This week Lone Mountain is reseeding the winter grass. They have recommended that we reseed 2 out of 3 years. Last year, we
7. Didn't reseed, so we are planning to reseed this year and next.
8. We had budgeted \$10,000 this year to replace the signs at the entrances to the complex, but all of our gates are in such bad shape that we are going to spend the money on repair of all the gates instead.
9. Waste management has increased pricing on our trash service from \$846.48 to \$1030.84 monthly. Contacted them and negotiated a \$1300.00 yearly credit and 2 \$150.00 overage waivers.
10. Just a reminder that dumpsters are to be used for garbage only. Do not put any type of construction materials, furniture, mattresses or other large items in them that would prevent lids from closing. They charge us \$150.00 per occurrence and this will be passed on as a fine to the offending party,
11. Whenever you have contractors working on your unit, please advise the Board of the Contractors name and your unit number.
12. New backflow and pressure regulator valves were recently installed. If you see anyone messing with these on 68th street, get their license number and inform the board please.
13. Sewer work in buildings 316 and 317 have been completed.

Questions

Kurt319D, Question about fig tree, also would like a navel orange tree. Ed, said need to research what will grow well and price. Kurt will research.

Trish315C, question about pool heater, Steve, parts ordered

Tom304F,

procedure for getting bushes trimmed over sidewalk, ED email board

Mark304F, valve/cameras, add more security cameras. Security Ed to Anna, neighborhood watch program. Could we discuss at annual meeting?

Steve shared non emergency number for SPD.

Cynthia323A stated we had security back in the day.

Jennie319B, blower? We have one and a power washer also.

Trish315C stated that Ed and Steve saved us some money on quick response to valve issue.

Dave 319B, budget for cage?

Carmella326G, show others how to handle emergencies?

Ed318C, standing water near gate 6 on sidewalk after rain.

Steve315C gate 7 becomes a lake.

Last, but not least, a big shout out and thanks to Becky Bartlett for her assistance with taking notes for the minutes as I was at home in Kansas City and couldnt hear everything on the phone.

Steve Watt made a motion to adjourn that was seconded by Ed Leppert and this meeting adjourned at 7:40 pm.

Respectfully submitted,
Don Wilcox
HOA Secretary