



## Hawaiian Ranchos Road Maintenance Corporation

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## 2023 Annual Newsletter with 2024 Budget and Election Ballot

Step 1 The Prep- Sweep off roads clean/fill all cracks and holes with tar, or cold patch depending on size.



Step 2- Protective layer. Fog seal layer is applied. It takes about 3 hours to be drivable.



Step 3 Lines. Paint the center line and white lines



Replace and Opho metal poles to remove rust and protect with metal paint.

Base Yard

### HRRMC BOARD OF DIRECTORS:

All Volunteers

HRRMC follows HRS 421j, 414d, and use Roberts Rules for meetings.

### Questions?

Email us if you have any questions or confusion about your HRRMC Board.

### Election 2024 timeline

12/7/2023 All eligible ballots must be received by 4:30 pm HST to be eligible.

12/09/2023 Annual meeting at noon HST

Again, this meeting is only to read results of election, no discussion, no input for the members, no motions (other than BOD business to conduct a meeting) again, *I repeat this is a reading of the results only meeting.*

Followed by a second meeting of election of officers. All election results will be posted on the website at this time.

It is YOUR responsibility to be informed of election results by attending the meeting, looking at the website or emailing the office.

## **President's Message:**

Membership voted in 2021 to buy our own equipment, so that we could fix the roads ourselves for less money and to have a better product. This was a three-year equipment purchase measure that was voted on, so 2023 is the final year. In that time, we have successfully purchased a chip spreader machine, a 9- wheel roller, a sweeper, small tractor, standalone sweeper, and an oil truck. We also built a storage building and added a lean-to roof to the shop to protect the chip spreader and pallets of road work material. We also acquired a wood chipper for brush removal, a tar machine, a tar hot box, a line painting machine, a flex sealing machine, a hot water power washer, an air compressor, and a Case tractor to replace the aging John Deere that was far too small for the job it was bought to accomplish.

We recently fog sealed over 3 miles of road and have 5 more miles of fog seal available in the yard, which we plan to use after cracks and potholes have been repaired and the grass has been removed. Our first plan is to finish Maile and Lanikai. This should help our goal of 8 miles of fog seal and 1 mile of chip seal in 2023. The plan was to chipseal 3 miles per our budget, but 300 people have not paid their assessments and we are unable to meet our goal/mission but will go as far as current assessments will take us, Starting with the end of Maile. All members pay assessments so all roads should be worked on. This include frontage/easement road that is also part of HRRMC responsibility and in your Deed.

## **Roy's Input:**

Misinformation about people and the board is being disseminated by a small group/individual deliberately sowing seeds of discontent and spreading outright lies to members in our community. What is worse is targeting new people to this community who want to enjoy Hawaii and not the garbage being handed to them. As a result our road workers are being harassed with inappropriate hand gestures, as well as obscene language and threats while they are trying to repair our roads. Our board has also experienced harassment when all we are trying to do is run the road maintenance corporation effectively and efficiently. This is why our zoom meetings are short, to the point and reflect Roberts Rules and not a personal agenda. We do not open them to public comment or opinion as these meetings are for the board to talk about the roads. Email the office if you need the correct side of the story. This group needs to quit bullying the board, members in our community and its workers. Sadly, one individual has been doing this since 2015 causing a lot of issues and lawsuits with both this board and prior boards. If you are approached by these individuals, understand that their motivations are personal, and their statements do not reflect the true actions of road maintenance and the board. If you do not have both sides of a story, you're missing critical information to be thoroughly informed. The road maintenance board is moving forward and away from a defensive posture by presenting you with voting measures rather than having the board make the decisions for you. As an example, Membership approved the increase in assessments to \$250, not this board, because they understood the increased costs involved with maintaining 50 + miles of roadway. Our members understood this when they voted because they were able to do the math. I thank all of our members that take the time to get the whole story before forming an opinion.

## **Curts Input:**

Recently we have received numerous requests from members to have the HRRMC intervene in matters of salvaged vehicles and parking matters in our subdivision. Although we share your distaste for such眼sores and nuisances, we as a road maintenance organization, have no jurisdictional authority to intercede in such matters. In fact, we are prohibited from engaging in anything other than maintaining and or replacing the asphalt roadways, easements, and appurtenances, such as signs etc., that are located on the road lot enumerated in your parcel second deed. Ranchos has no covenant and code restrictions prohibiting abandoned vehicles or parking on private lots. If you believe there is a county code or ordinance that is being violated in these issues you would need to address them with the appropriate county agencies.

Continued ongoing routine maintenance.

Mowing easements, clearing brush line of sight- Including Easement Road, a constant battle with the grass and trees- this load of branches off the road.



Before



After

HRRMC has 7 (seven) open board positions up for election and only 4 people are running, remember each TMK in good standing represents 1(one) vote, so if you own multiple properties you get a ballot for each property. We have sent out letters to everyone not eligible to vote and cutoff for payment is date of record.

Thank you to our current BOD for running again and thank you to all the nominees who put in to run for the board this year. It is great to see new people running that are new to Ranchos and can bring **NEW** fresh thoughts, perspectives, and ways to implement all road needs in a cost-effective way. Make your vote count- a nominee MUST have a minimum of **one hundred twenty-three** (123) votes to meet 414D-111 and meet 414D-112. When voting is complete at 4:30pm on 12/07/2023 all voting is done and no one moves forward to fill unopen seats if not properly elected. If a position is not filled, the board, will determine to bring on a person to fill a position until the next election cycle per bylaws and HRS. Any 1 (one) board member cannot make any changes or discriminate against any members or group of members, all decisions must be passed by **majority** of board of directors and **OR** majority of membership to make changes. Prior boards made a lot of decisions that were not in the bylaws or legal in Hawaii, your current board will not break the law nor bend rules to the will of a few individuals to make decisions for all of membership like was done in the past. Make your vote count.

Current Board TRANSPARANCY- is ALL located on HRRMC WEBSITE including **Bylaws** and **Articles of Incorporation** along with **Financials**, showing **Budgets**, **Audits**, **Meeting Minutes**, **Agenda**, along with link to Zoom meetings under the agenda page, **Election** information including voted results, past and current **Legal** information, **Road** work updates, past **Newsletters**, **History of Ranchos**. **This board is transparent**.

**Office does not accept cash nor can we take credit cards at the office. Our website has PayPal for credit cards. Mail in you payments to our PO box or use the drop box at the office driveway gate.**

HRRMC 2024 Proposed budget		
Operating expenses		
Expenses	Estimated 2024	2023
Administrative Costs (admin/insurance)	<b>34,000.00</b>	<b>26,618.35</b>
Labor Costs (Admin/Maint)	<b>80,000.00</b>	<b>46,643.64</b>
Building	<b>500.00</b>	<b>11,454.27</b>
Mowing	<b>5,000.00</b>	<b>1,541.72</b>
Fog Seal/Chipseal	<b>156,000.00</b>	<b>105,113.43</b>
Road Work	<b>31,250.00</b>	<b>44,400.00</b>
<b>Total operating expenses</b>	<b>306,750.00</b>	<b>235,771.41</b>
Uncollected assessments	<b>0.00</b>	<b>66,250.00</b>
Left in Budget	<b>0.00</b>	<b>4,728.59</b>
Budgeted	<b>250.00</b>	<b>250.00</b>

HRRMC 2024 Capital budget		
Capital Funds Budget	2024 Budget	2023
Capital Funds Set Aside	<b>150,000.00</b>	<b>147,053.85</b>
Equipment Purchase	<b>25,000.00</b>	<b>54,551.47</b>
Legal Council	<b>20,000.00</b>	<b>54,551.47</b>
Legal Foreclosure/Liens	<b>20,000.00</b>	<b>51,424.10</b>
Leftover	<b>85,000.00</b>	<b>41,078.28</b>

Years of uncollected assessments	<b>319,387.34</b>
Uncollected Judgments	<b>103,867.66</b>
2023 Uncollected Assessments	<b>66,250.00</b>
Uncollected Overall	<b>489,505.00</b>



**FOR SALE-** John Deer tractor with front end loader. Everything works does not include any back attachments.\_3800 ish Hours new tires in 2021. EMAIL [ranchosroad@gmail.com](mailto:ranchosroad@gmail.com) for serious inquires only \$12,000.00 \*\*money goes back into the capital monies.

### **Chris Pinnow**

I am a 19-year property owner and have proudly served the Ranchos community over the past 3 years on your board. During my tenure we have achieved several milestone goals including purchasing equipment, to fix roads as mandated in our bylaws and your 3-year vote, we have recovered frozen funds and won a \$250,000 lawsuit against the fake board. We have moved the mission of HRRMC forward, fixed the bylaws to reflect the boards true mission, and built our base yard to reflect care of the purchased equipment. I ask for your vote again to serve our wonderful community.

### **Joel Greedy**

My family and I moved to the Ranchos in 2017. I am a retired Fire Sprinkler Fitter. I worked in construction for fifty years. I am a Journeyman Electrician and an Operating Engineer. I was President of a Little League board and umpired for 26 years. I worked at Northern Arizona University, for twelve years, as a new projects inspector. For 23 years, I helped maintain a private cinder road. I built my own home in Arizona, as an owner builder. My experience in construction will help me help HRRMC complete the tasks that our membership would like completed.

### **Robert Krause**

Aloha, I have vast experience working in chip and asphalt road construction. Hands on experience using asphalt/chip seal patching materials, along with crack repair, painting and working with a crew. Equipment knowledge specifically oil trucks, front end loaders, tractors. Firsthand experience with crack filling equipment knowledge and competence with materials needed to get the job done and right application to ensure best practices extensive knowledge of how roads are built and repairs- project management skills dealing with adverse situations. I am looking forward to work with the current board team who has done nothing but try to better our community.

### **Roy Thornton**

I was elected to the board 3 years ago when our corporation was in dire straits, bank accounts had been frozen, facing several lawsuits, and the 1-month president stepped down. I stepped up, **to protect you the membership**. I am a no-nonsense styler leader and under my leadership we won all of our legal battles. We are in the best financial health, probably ever, and have been able to purchase our own equipment. We are now working on road repairs. I would like to continue serving the great members in our subdivision and would appreciate your vote to do so.

**Measure 1.** Bylaw Signature on ballot to ensure owner is the one voting. We have been following this requirement for years, through resolutions, and with the rash of squatters trying to illegally vote we are protecting the corporation. (66.7% to pass)

2.5 Voting Rights. At any Membership meeting, each lot shall be entitled to one vote, which vote shall be exercised only by members in good standing and cast in person, by ballot or by proxy, **with valid signature as allowed in HRS414d-116(a) ...**

**Measure 2.** Bylaw change if member is not in good standing, they cannot attend board meetings. In the future we plan to work on going back to in person/hybrid meetings. Members that are not in good standing should not be able to have input/discussion to a vote in any meeting on any manner. (66.7% to pass)

2.6. Member in Good Standing. A member is not a “member in good standing” and that member’s voting **and attending meeting rights** ...

**Measure 3.** No bylaw can be changed without a vote by all of membership by following 2.7. (66.7% to pass)

2.10 Special Meetings. Add: ... **Changes to any bylaws cannot be done by a special meeting and must be presented to membership as a whole for vote following bylaw 2.7.**

**Measure 4.** It is the fiduciary responsibility of the board to ensure members who have felony, criminal, or fraud type convictions are not able to be placed on the board because of the possibility of handling funds. If you have a felony or criminal background, you cannot be nominated (bylaw 3.2) or appointed to or voted onto the board. We cannot accomplish this after a vote because we would have to submit a vote to all of membership to remove them if voted on by ballot. (66.7% to pass)

3.2 Nomination of Directors. Add: **Nominees will be required to submit information for a background check prior to being placed on a ballot, if the member has felony or criminal background then they are ineligible to run for the HRRMC board or be appointed to the board.** ...

**Measure 5.** add the mission statement of Road Maintenance. (66.7% to pass)

6.1 Definition of Road Maintenance Expenses. ADD ... **The yearly mission of road maintenance is to chipseal 3.5 miles and fog seal 8 miles of road each year. When an outside firm/company is hired to do chipseal or fog seal it must be warrantied for at least 5 years and the company must be Licensed, Bonded and the work they do insured. All, Non-HRRMC, Roadwork must be verified by an independent inspector.**

**Measure 6.** Bylaw change to assessment no more than 10% increase per year. (66.7% to pass)

6.5 Determination of Assessment. Add: ... **The yearly assessment cannot be increased more than 10% per year.**

**Measure 7:** Keep yearly assessment at \$250 for the next 3 years (2027). Because we have purchased all of the equipment voted on 3 years ago and can work on our roads ourselves, we would like to lock the assessment at \$250 and start working forward to economically accomplish the mission of road maintenance. (50.1% to pass)

**Measure 8.** Change mph in community to 35 as this is a rural subdivision. The cost is about \$1000 in new signs (that many are needing to be replaced already) and is part of the road maintenance we will be working on in 2024. Several members of our community have expressed they would like to have the speed limit in our subdivision increased to 35 MPH and more speed limit signs and road paintings showing the speed limit. (50.1% to pass)

**Measure 9.** Advisory vote (means if HRRMC should look at the legality, cost, and plan): Install Speed bumps in our community in areas where high speed issues are an issue. Several members in our community have expressed that we need to install speed bumps in our community to slow down individuals that are excessively speeding, over 70 mph, on our main roads. (50.1% to pass)

**Measure 10:** Advisory Vote: (means if HRRMC should look at the legality, cost, and plan): Install Mailbox's on the lower corner of PK and Maile for members who own property in Ranchos. **NO Cost** would not be incurred by Road Maintenance. This project would also incur a cost of installing cameras, so mailboxes are more secure against vandalism or theft. Overall costs would be divided by the number of boxes, labor, installation, and material of the mailbox pod. The agreement would be by a contract with each owner of property in Ranchos who purchases the mailbox and would follow ownership (not membership) of the property in Ranchos. (If you sell your property it would transfer to the new owner). All costs would be incurred by the mailbox owner and all assessment of that cost will be part of ownership and upkeep of that mailbox.

**Measure 11.** Road Work Plan (50.1% to pass)

We have fog sealed 90% of Maile and 90% of Lanikai. We will be sealing from Maile down to Bougainvillea in the next couple days and will start chip sealing Maile and the Tapa from our workplan in November/December. If we have material left over, we will complete the dead end of Menehune. We will close the road totally to all traffic minus landowners in the area. Many of our Lower ends of roads are being misused by local members and guests not part of the subdivision. We will not fog seal any road that the base is not fixed on or that needs to be chip sealed in our plan. If we have left over product, we will use it on sections of road not yet on this list as needed.

#### **2024 ROAD WORK PLAN**

- Fog seal Maile Drive – 1.8 miles (completed 2023)
- Fog seal Lanikai Drive – 1.5 miles (completed 2023)
- Fog seal between Maile and Bougainvillea. (working 2023)
- Fog seal Kohala Drive from Maile to Jacaranda (working 2023)
- Chip seal then fog seal South End of Maikai (2023 budget) 2/10 mile
- Chip seal then fog seal West end Tapa Dr. (2023 budget) 2/10 mile
- Chip seal then fog seal West end Menehune Dr (2023 budget) 2/10 mile
- Chip seal then fog seal Maile Drive from Kamaaina to end of dead end. 300ft Approx. (2023 Budget) 2/10 mile
- Fog seal Prince Kuhio Blvd from u cart to Jacaranda Dr. 1 Mile (2024 Budget Plan)
- Chip seal then fog seal Maikai Blvd, Lanikai Dr to Tapa (2024 Budget Plan)
- Chip seal then fog seal Poha Dr from Prince Kuhio Blvd to Maikai Blvd (2024 Budget Plan)
- Chip seal then fog seal Kahili Blvd ends at Lanikai Dr to Tapa (2024 Budget Plan)
- Fog seal Bougainvillea (2024 Budget Plan)
- Fog Seal Alii Blvd (2024 Budget Plan)
- Fog seal Lauhala Dr. (2024 Budget Plan)
- Fog seal Menehune Dr (2024 Budget Plan)
- If any leftover product from our budget we will concentrate on the top 1/4 of our subdivision that has the most traffic volume first.