



BOARD SHORTS

A Quick Recap to Members of the April 2011 Board of Directors Meeting

WASTING MONEY

With some frequency, we get letters that have two main topics: 1.) How is our money being spent, is it being wasted? and 2.) When are you going to fix our _____ (fence, roof, sprinkler system, driveway... pick one)?

One of the bigger sources of contention has been the park walkway. The feeling seems to be that, since it looks so much nicer, it must have cost a lot, but it didn't. Here's a little history...

The asphalt walkway was installed in 1997 at a cost of \$26,000. It was repaved in 2003 at a cost of \$31,000. Between 2003 and 2010, we spent almost \$10,000 on patching it. And by the time we reached 2010, we had 12 sizable breaks in the pavement created primarily by root intrusion. (The roots from the banyan, the olive trees and the old wiliwili pushed up the pavement causing breaks in the surface of the walkway.)

This made it hazardous to walk across. We had four recorded incidents of people falling. The walkway was a liability problem. In addition, it was 36" wide, which meant that it didn't meet ADA requirements, so we saw it as a lawsuit waiting to happen.

We sent out an RFP and we got back three bids to fix it:

- Asphalt - \$37,000
- Permeable pavers - \$40,000
- Concrete and pavers - \$80,000

The permeable pavers would look nicer and they would give us the additional ability that, if they were pushed up by roots, our crew could remove them, cut out the roots, level the ground, then replace them. In addition, they come with a 30-year guarantee.

But wasn't asphalt the cheapest bid?

We don't think so. In 13 years, we had spent \$67,000 installing and repairing that 600-foot walkway as asphalt. And we would have spent another \$37,000 to repair the asphalt again in 2011. If we're adding correctly, that means that over a 13-year span, we would have spent a total of \$104,000 on asphalt installation and repair.

That's \$8,000 per year to install and maintain asphalt on the walkway.

Pavers gave us a chance to install a permanent solution for \$3000 more than we would have spent on installing asphalt, and, while we know that roots will continue to be a problem, pavers give us an easy system for maintaining the walkway for the next 30 years (or more) at very minimal cost.

TSUNAMI WARNING

A lot of us slept through the tsunami warning. Part of the reason is that the Civil Defense warning horn nearest to us failed to work.

But the fact is that we all could do much better job of warning our neighbors in

the event of an evacuation warning. We'd ask everybody to take responsibility for warning your neighbors that a potential evacuation may be necessary.

This raises the questions of, "Why can't Rick do it?" and "Can't Neighborhood Watch do this?"

The simple answer is we can't take on that responsibility. It's way too much liability to put on the shoulders of any one individual or any small group. The best solution we came up with is for each of us to look out for our neighbors, those in our building. So that way if one or two sleep through, the odds are the others haven't, and will notify those who are unaware of possible evacuation.

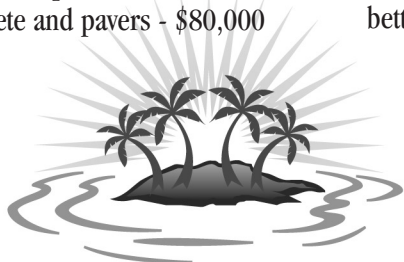
We understand that there is, or soon will be, a service that will contact your home phone or cell to warn you of the need for evacuation, but we'll try to have more info next month.

WHERE SHOULD YOU GO FOR ANSWERS?

Everything starts with our Resident Manager, Rick Gray. Rick should be able to help you with any operational questions: How do you start a renovation project? Get a recycling can? Replace your gates? Repair a downspout?

Rick's office hours are:

Monday, Tuesday, Thursday, Friday:
8:00 am – 5:00 pm



KokoIsle
ASSOCIATION OF APARTMENT OWNERS (AOAO)