

**AOAO of KOA LAGOON  
BOARD OF DIRECTORS MEETING MINUTES  
Emergency Meeting March  
17, 2025  
Emergency Meeting**

**DIRECTORS PRESENT:** Patty Dunn-President / Charlie Bowyer - Treasurer/ Kerry Beasley / Wendy King  
**DIRECTORS ABSENT:** Chris Balocco- Secretary  
**OTHERS PRESENT:** N/A  
**OWNERS PRESENT:** Bonnie Ruff- 304, Valerie Oliver-606

**CALL TO ORDER:**

Patty Dunn called the emergency meeting to order at 4:00pm HST via Zoom. A quorum was established.

**CERTIFICATION OF NOTICE:**

No Notice was posted.

**OWNER COMMENTS:**

Wendy King made an announcement that the March 15, 2025 date, that was requested by Bonnie Ruff and Cory Bercun at the 2.11.25 meeting, to remove their cars that were in violation of the parking policy has passed and the cars had still not been removed from the parking lot and therefore the board would be considering all enforcement options.

Bonnie Ruff interrupted Wendy and aggressively threatened Wendy personally by stating it wouldn't be good for Wendy if her (Bonnie) car was touched. She continued to use foul language berating Wendy. Seeing that the President did nothing to stop Bonnie's behavior, Wendy asked for a Point of Order. After requesting a Point of Order, the President asked Bonnie to not use foul language and bad behavior. Wendy also mentioned that the President had not started the recording at the beginning of the meeting like she usually did and requested that in the future the President start recordings when meetings are Called to Order.

Valerie Oliver, requested the draft meeting minutes for the 2025 Annual Meeting on 02.28.25 and the minutes for the previous BOD Meetings on 02.11.25, 03.03.25, and 03.07.25. She stated that the draft Annual Meeting minutes are to be distributed to the owners shortly after the annual meeting. She also stated that all BOD Meeting minutes are to be approved no later than the second following meeting. She stated that she has sent emails to the board with requests for these minutes and hasn't received any responses to her emails.

**Executive Session:**

Executive Session was called to order at 4:20pm HST.

Approval of Kihei Realty for Bookkeeping through March 31, 2025 at \$2,000.00 per month. Approval

of Addendum for Water Meter Vault project.

Approval of Parking Citations to Owners, including Warnings and Fines.

**ADJOURNMENT:**

The meeting was adjourned at 6:22pm HST.

**Signature:**



**Date Approved:**

4-20-25