

**AOAO of KOA LAGOON  
BOARD OF DIRECTORS MEETING MINUTES  
Feb 19<sup>th</sup>, 2026**

**DIRECTORS PRESENT:** Patty Dunn-President /Chris Balocco- Secretary / Kerry Beasley / Charlie Bowyer - Treasurer / Kris Billeter

**DIRECTORS ABSENT:**

**OTHERS PRESENT:** Massy Cashen-Hawaiiana

**OWNERS PRESENT:** Valerie Oliver-606, Jim Pereza / Wendy King-403, Devon Balocco- 204, Bonnie Ruff-304, Marie Bader- 605, Pam Bello- 601, Corey Bercun- 401, Oksana Grabowicz- 405

**CALL TO ORDER:**

Patty Dunn called the meeting to order at 9:03am HST via Zoom. A quorum was established.

**CERTIFICATION OF NOTICE:**

Notice of Meeting was distributed to all Board members and posted on property in accordance with State Law on Feb. 16th, 2026.

**Approval of Meeting Minutes:**

Motion to approve 1-9-2026 minutes by Chris, Charlie seconded. Motion passed unanimously.

**Reports-**

- 1- Presidents Report-
- 2- Treasurer's Report-
- 3- Site MGR Report-
- 4- Swimming Pool Committee Report- Email sent for participants, and first Pool Committee meeting will be in early March.

**New Business-**

**1- Creating a House Rules Committee-**

-Adding Anti-Harassment in the House Rules.

Motion was made to make a House Rules Committee by Patty, Kris seconded. Motion passed unanimously.

Motion was made to add Hawaii State Anti-Harassment into our House Rules by Chris, Kris seconded. Motion passed 3-2 (Chris, Kris, Patty- Yes / Charlie- Kerry- No)

## **Anti-Harassment Language-**

Persons living within a condominium community have the right to quiet enjoyment of their homes and the surrounding common areas. That includes the right to be free from actions that constitute harassment.

Hawaii Revised Statute, section 604-10.5 defines harassment as:

“Harassment” means:

(1) Physical harm, bodily injury, assault, or the threat of imminent physical harm, bodily injury, or assault; or(2) An intentional or knowing course of conduct directed at an individual that seriously alarms or disturbs or continually bothers the individual and serves no legitimate purpose; provided that such course of conduct would cause a reasonable person to suffer emotional distress.

“Course of conduct” means:

A pattern of conduct composed of a series of acts over any period of time evidencing a continuity of purpose. Owners and occupants who believe they are being harassed and are unable to resolve the problem with their neighbors should call the local police department’s non-emergency phone number (808) 244-6400 and file a complaint.

- 2- **Property Security-** Discussed low light cameras, and better signage. Also, new Hawaiian State rules pertaining to “Blue Lights”, and hope to have more information for the annual meeting in March (Timing and restrictions).
- 3- **Open Reserve Account-** Charlie and Kerry are reviewing options for a reserve account to meet FDIC requirements.

## **Executive Session-**

- 1- Site Maintenance MGR-Temporary part time contract for no more than 20 hours per week, \$35 per hour, made to Jim Whitchurch.

Announced decision in the Owners forum.

**ADJOURNMENT:** The meeting was adjourned at 11:33am HST.

**Signature:**

**Date Approved:**