Board Members Present – President, Marie Bader, Secretary, Valerie Oliver, Treasurer, Patty Dunn, Director, Charles Heikkenen and Director, Kerry Beasley.

Owners Present – Bonnie Ruff, Corey and Brenda Bercun, Devon Balocco, Darrell Pierson, Charles and Holly Bowyer, Mark and Iris Newton, Pam and Eduardo Bello, and Linda Sink.

Guests Present – Brett Fahnestock, Property Manager.

LOCATION

The meeting was held over Zoom via the internet.

CALL TO ORDER

President, Marie Bader called the meeting to order at 8:01 AM Hawaii Standard Time.

CERTIFICATION OF NOTICE OF MAILING

Notice of this meeting was sent to all owners and posted on property 72 hr. prior to the meeting.

ESTABLISHMENT OF A QUORUM

A quorum was reached with five board members present.

APPROVAL OF THE PAST MEETING MINUTES

**Motion** – Marie Bader moved to approve of the November 12, 2022, board meeting minutes. Seconded, by Charles Heikkenen and the motion passed unanimously.

K2NCREST LETTER

Much discussion took place around the June 29, 2023, letter from K2NCREST about the results of the lanai scanning. The main ideas to move forward on were to go ahead and get the second engineering opinion estimated to be completed in the first week of August by Brandon Erickson, get guidance from the association attorney about how to handle the communication with owners and guests about only two people on the lanai as stated in the letter until the temporary shoring is in place and to move forward to get the temporary shoring in place.

**Motion:** Charles Heikkenen moved to get the temporary shoring installed as soon as possible per the K2NCREST letter. Seconded by Patty Dunn and passed unanimously.

Marie Bader agreed she would reach out to the association attorney John Morris this coming week to get guidance about the K2NCREST letter and how to move forward with the limited weight on the lanais and how to communicate that to owners and guests.

WATER METER VAULT UPGRADE

The County of Maui is requiring the water meter vault be upgraded before they issue any new building permits. Currently, Koa Lagoon has two potable water meters, a 1.5” and a 2”. The 1.5” does not get used and Koa Lagoon is fully serviced by the 2” water line and meter. Both meters are in the same vault what looks to be from the original construction.

With the upgrade, the county says all meters have to be in separate vaults and the meters have to be the same size if they are in separate vaults unless they serve separate buildings. The choices for Koa Lagoon with the upgrade are as follows:

1. Remove the 1.5” and just have a 2” water meter leaving an excess capacity of about 79 fixtures beyond what is currently being use. This is the simplest way, but Koa Lagoon will give up 1.5” of water capacity. There will only need to be one vault and there is plenty of room for one vault.
2. Downsize the 2” to a 1.5” and have two 1.5” water meters with two vaults. That will create excess capacity of about 265 fixtures over the current use. There is not sufficient space for two vaults unless some of the driveway is given up.
3. Keep the 2” and upgrade the 1.5” to 2”. This would require about $75,000 fee to upgrade the water capacity beyond what exists and again there is not room for two water meter vaults.

**Motion:** Patty Dunn moved to remove the 1.5” water meter and go forward with just having one 2” water meter and only one vault and proceed with the upgrade the County is requiring. Seconded by Charles Heikkenen and motion passed unanimously.

Marie Bader agreed she would confirm the board (as opposed to the owners) has the authority to make this change of the water meter and vault by discussing it with attorney John Morris. If the board can make this decision, then the motion above stands.

It was agreed, management can send these draft minutes out with any escrow documents and with the K2NCREST letter that gets mailed to owners.

The Board went into Executive Session.

ADJOURNMENT – The meeting was adjourned at 9:36 AM Hawaii Standard Time.



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AOAO Koa Lagoon, Secretary Valerie Oliver