

**ASSOCIATION OF APARTMENT OWNERS OF KOA LAGOON  
SPECIAL MEETING – MINUTES**  
**Friday, September 26, 2025**  
**1305 N. Holopono Street, Suite 3A, Kihei, HI**

**CALL TO ORDER:**

President Patty Dunn called the meeting to order at 10:03 a.m. Hawaii Standard Time. Ilse Menger, Aloha Office Services, was the Recording Secretary for the meeting. The final ownership represented in person or by proxy was 85.328%.

**CONDUCT OF BUSINESS**

**Motion:** *To appoint Parliamentarian Steve Glanstein as Chair Pro Tem for this meeting. (Balocco)*

**The motion was adopted. Required: Majority Vote; Yes: 54.043%; No: 28.435%.**

Wendy King raised a *Point of Order* that the meeting notice was not proper because it did not have a rationale for her proposed removal from the board. The Chair ruled the point not well taken because there was no requirement for the meeting notice to have the rationale.

The proposed meeting rules were presented for adoption (original rules on page 3).

**Motion:** *To amend the second sentence of Rule 4 of the Proposed Meeting Rules to read “Personal attacks, vulgarity, or offensive language are not allowed. Owners violating that rule will be asked to leave the Meeting.” (Pereza)*

**The meeting rule was amended by unanimous consent.**

**Motion:** *To have a roll call vote on any motion in this meeting and to strike out Proposed Meeting Rule 10. (Pereza, 403/Hollander, 602)*

**The Chair ruled the motion out of order because it violated the bylaws.**

**Motion:** *To strike out item 11 on the Proposed Meeting Rules in regards to electronic recording during this Meeting. (Pereza)*

**The motion was rejected. Required: Majority Vote; Yes: 29.286%; No: 54.043%**

**The meeting rules were adopted as amended by unanimous consent.**

Pereza raised a *Question of Privilege* regarding electronic participation in the meeting. The chair noted that it was an improper *Question of Privilege* and accepted it as a *Point of Order*. The *Point of Order* was ruled not well taken because Section 5 of the Bylaws left it up to the board whether to permit electronic meetings.

**APPOINTMENT OF INSPECTORS OF ELECTION (TELLERS):**

The chair appointed Pam Bello and Kathleen Weber as Inspectors of Election (Tellers).

**PROPOSED REMOVAL OF DIRECTOR WENDY KING FROM THE BOARD:**

There was debate on the proposed removal of Wendy King from the Board of Directors. Ms. King was given the opportunity to be heard.

**Motion:** *To remove Wendy King from the Board of Directors.  
(Balocco, 204)*

**The motion was adopted. Required: Majority of Unit Owners;  
Yes: 54.043%; No: 29.435%**

**ELECTION OF REPLACEMENT DIRECTOR:**

Nominations and an election were conducted. The original results are:

**Election Results**

Valerie Oliver 48.385%  
Kris Billeter 36.943%

Required to be elected (replacement election): more than 50%.

**Balocco moved for a recount of the votes. The motion was adopted by unanimous consent and a recount was ordered.**

**Election Results - CORRECTED**

Valerie Oliver 28.435%  
Kris Billeter 56.893% *elected; term expiring 2026.*

**ADJOURNMENT:**

The meeting adjourned at 12:44 p.m. HST.

Ilse Menger  
*Aloha Office Services*  
Recording Secretary

Approved by the Board of Directors on: Nov 4<sup>th</sup> 2025 Secretary's Initials: 