

**AOAO of KOA LAGOON
BOARD OF DIRECTORS MEETING MINUTES
Nov. 4th, 2025**

DIRECTORS PRESENT: Patty Dunn-President /Chris Balocco- Secretary / Kerry Beasley / Kris Billeter

DIRECTORS ABSENT: Charlie Bowyer - Treasurer

OTHERS PRESENT: Massy Cashen-Hawaiiana

OWNERS PRESENT: Valerie Oliver-606, Jim Pereza/Wendy King-403, Oksana Grabowicz-405, Devon Balocco- 204, Corey Bercum-401, Bonnie Ruff-304, Pam Bello-601, Katie Weber- 307, Iris/Mark Newton-201/Michelle Gilmore- 404, Charlie Bader- 106, Charles Heikkenen- 103, Julie Menish- 604

CALL TO ORDER:

Patty Dunn called the meeting to order at 9:05am 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 Oct 31st, 2025.

Approval of Meeting Minutes:

Motion to approve 6-27-25 minutes by Chris, Patty seconded.

Carried: Motion passed unanimously.

Motion to approve 7-30-25 minutes by Chris, Patty seconded.

Carried: Motion passed unanimously.

Motion to approve 9-26-25 Owners Special Association Meeting Minutes-

Deferred and Draft sent to all owners

Reports-

- 1- Presidents Report
- 2- Treasurer's Report
- 3- Site MGR Report

Unfinished Business-

- 1- Parapet Wall Repair- Completed
- 2- Water Meter Update- Work Completed and Pool Permit has been granted.

New Business-

- 1- **Set Budget Workshop**- Dec 1st for Owners.
- 2- **Set Annual meeting Date**- March 10th, 2026- In-Person and/or Proxy, Hawaiiana handles meeting.

Motion- To approve- March 10th, 2026 for our Annual Owners meeting via In-Person and/or Proxy, which is Hawaiiana's protocol, made by Patty, Chris second.

Carried: Motion passed- 3-1. Patty/Chris/Kris approved, Kerry- No.

- 3- **Security Issues (codes, Keys, Cameras, Vandalism, Theft)**-

Security camera recording to the cloud and working with the vendor to gain access.

Shed broken into, cleaning crew had removed everything to different storage areas, so nothing was taken, damaged door/lock by prying open.

Codes Remastered for utility closets.

Valerie Oliver mentioned a motion light in the pool area to help with afterhours security.

- 4- **Landscape Concerns**- Discussed a committee to assist. Working with Landscapers to get the sprinklers working right. With the flooding some plants are not thriving.
- 5- **Swimming Pool Permit**- Permit was issued and discussed establishing a Pool Committee at the next Annual Owners Meeting.
- 6- **Update on Reserve Study**- Board working with Hawaiiana on updated Reserve Study to be completed early Nov.
- 7- **Mud Removal after Rain**- Looking at proactive measures instead of reactive. Barriers/guards to prevent Mud clean-up.
- 8- **Mater Policy Insurance Renewal**- Currently at \$550 per sq ft. discussed going to higher dollar per sq ft, or raising the deductible.

Adjourn into Executive Session 10:30am HST-

Executive Session-

- 1- **Site Manager Duties, Compensation, Work Hours, etc.**
- 2- **Cleaning/Janitorial Services**-

Motion- made by Patty to hire Maui Clean Co. on a part time basis for Weekend Cleaning, Chris seconded.

Motion passed unanimously.

Announced decision in the Owners forum.

DATE, TIME AND PLACE OF THE NEXT MEETING

Jan 9th, 2026, 9am HST

ADJOURNMENT:

The meeting was adjourned at 10:27am HST.

Signature:



Date Approved:

1-9-26