

**AOAO of KOA LAGOON**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**June 27<sup>th</sup>, 2025**

**DIRECTORS PRESENT:** Patty Dunn-President /Chris Balocco- Secretary / Kerry Beasley / Wendy King  
**DIRECTORS ABSENT:** Charlie Bowyer - Treasurer  
**OTHERS PRESENT:** Doug Lefler-Hawaiiana  
**OWNERS PRESENT:** Valerie Oliver-606, Lois Holloway-503, Marie Bader- 605, Judy Brownburger-303, Mark-Iris Newton-201, Oksana Grabowicz-405, Devon Balocco- 204, Corey Bercum-401, Bonnie Ruff-304, Katie Weber-307, Charlie Bader- 106, Rika Salo- 306, Louise Ajer- 104.

**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 June 13th, 2025.

**Approval of Meeting Minutes:**

Motion to defer 4-15-25 minutes Chris, Kerry second, carried unanimously.

**Meeting Recording:**

Hawaiiana recorded the meeting, and sent it to the Board Secretary, it was then sent to the entire Board.

**Motion:** To allow owners to personally record the meeting. Motion to approve by Wendy, Kerry second, motion passed.

**Carried:** Motion passed by a vote of 3 to 1 (Wendy, Kerry Chris- Approved, Patty- No).

**New Business:**

**Per mediation agreement / Town Hall meeting Property Management Company-**

Hawaiiana was brought on May 1<sup>st</sup>, and all accounting services have been transitioned to them.

**Property Manager Position:** We still have a need for an on-site manager, and/or 24-hour emergency contact person.

### **Owner's Forum-**

Forum took place by owner's present

- Water Meter discussion and updates
- Inquires on payment processing for quarterly dues. Hawaiian to send email to owners regarding account set up and billing.
- Lanai Support discussion on the K2N Bids, and/or maintaining/covering current supports.
- Need for a 24-hour emergency contact- Blood, Flood, and Fire.
- Parking Policy Concerns- need attorney review.
- Roof Access for inspection and OSHA compliance.
- Request for a special meeting of the owners.
- Zoning Concerns around not having a on-site property manager.

### **DATE, TIME AND PLACE OF THE NEXT MEETING**

July 30th, 2025- 9am HST

### **ADJOURNMENT:**

The meeting was adjourned at 10:41am HST.

Signature:

A handwritten signature in black ink, appearing to be a stylized name, possibly "John M. O'Connell".

Date Approved:

7/30/25