

**AOAO of KOA LAGOON
BOARD OF DIRECTORS MEETING MINUTES
June 27th, 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 1st, 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:



Date Approved:

7-30-25