**Newsletter for Koa Lagoon Owners December 2019**

*You can always find Koa Lagoon documents at our online owner’s site, including past issues of our newsletters…..go to* [*www.koalagoon.org*](http://www.koalagoon.org) *and check it out!*

**Questions? Concerns?**

We would love to hear from you! If there is anything that is on your mind that needs attention, please let us know. E-mail your AOAO at: board@koalagoon.org or call Marie Bader, President, welcomes at (907) 350-1436.

**Quarterly Due for 2020**

The good news first……..Your 2020 Quarterly dues **will not increase**. We have seen a slight rise in costs, but have continued to look for cost savings as well. The biggest concern facing the 2020 budget was insurance premium increases due to the unprecedented storms and fires that impact the profits of our carriers. The AOAO Koa Lagoon insurance quotes from our current carrier were projected to increase as much as 48% in their original bid. Marie Bader, through numerous calls and negotiations, has managed to modify their original proposal to a 4% overall increase, which we are able to absorb through savings in other areas. We are pleased to say that the premiums for the Directors and Officers Insurance was lowered, as we have been upgraded to “preferred” rate status because of our proactive handling of recent challenges to the board. If you would like to know more, give Marie a call.

**The AOAO Bookkeeper is retiring**

Now for the sad news……..Susan Engle has **announced her retirement.** Susan has served as the contracted bookkeeper for the AOAO Koa Lagoon for many years. We wish her well and thank her for years of dedicated service. She will be closing her business in January for all clients so that she can focus on the Aloha life!

The AOAO Board (BOD) is now in the process of looking at the hiring of a new bookkeeper. They are seeking the advice of the AVITUS GROUP which advises on efficiencies, current best practices in fiscal planning and management strategies that can help this AOAO to strengthen and improve as a 21st century organization. Locally the BOD is also seeking guidance from the Building Management Hawaii Association as it looks at cost saving plans on your behalf as an owner. An RFP was posted in November by the AOAO for the book keeping position and interviews are currently underway.

**Wood Inserts and Front Benches**

We have heard concerns regarding the deteriorating condition of our wood inserts and benches. The AOAO contracted with a specialist installer who has begun to replace our construction grade inserts with Ipe wood, which will not require sanding or sealing, will weather nicely, and will last for decades to come with little to no maintenance. We have replaced all of the benches in the lobby area and think you will agree that they add a nice aloha welcome to our owners and guests.

**February Owner’s Meeting**

The 2020 Owner’s Meeting will take place Wednesday, February 5th, 9am at the Hawaiian Islands Humpback Whale Visitor’s Center located at 726 S. Kihei Road. We look forward to see those of you who can make it, ***and receiving proxies from those of you who cannot*** so that we may vote on several important issues contained in the attached agenda. A **finalized agenda** will be sent in early January, along with a proxy for you to return. If you have agenda suggestions, please call reach out to the board at board@koalagoon.org .

**Barbeque area**

The general membership will need to vote to make official the current barbeque area as permanent, per our by-laws. We believe it was a simple oversight that such a vote was not taken when the barbeque was moved to its current location in 2001. We discovered this as we explored creating a permanent and level area in this location. Before the AOAO can consider any of your suggestions in creating a more appealing and usable area we will first need to make this area permanent. Codification of and improvements to this area will be on the February agenda and will require a membership vote for approval.

**New Equipment Shed**

While our new shed is in place, the electrical work will take place in December. Edward expressed a preference to wait until December when Barb Wroblewski will be on island and may assist him with the hiring of a licensed electrician. Once electricity is in place the shed will be air-conditioned and wired with electrical outlets that meet electrical code and accommodate chargers, security monitoring, and office equipment.

**Parking Policy**

During our last owner’s meeting the topic of enforcing our current parking policy was raised by a concerned owner. Since that time we have had a parking committee take a look at the current policy and make recommendation with respect to parking for service vehicles and short term visitors. New markings have been made to the parking area to designate both short term parking and handicap parking, including the addition of a van accessible space as suggested in our ADA study. With the owner meeting agenda and proxy, sent via USPS mail in early January, we will be attaching a copy of the parking policy for discussion and vote at the 2020 owner’s meeting. The vote will be whether or not the parking policy should be enforced, as written. Currently it is not being enforced.

**Theft at Koa Lagoon**

On November 22nd, sometime in the early evening, the kayak storage shed was broken into. The cage chain was cut and one kayak was stolen. The BOD will be forming a committee to examine security options in and around the Koa Lagoon Property, including motion detection lighting and security camera monitoring. If you have an interest or expertise in this area and would like to participate in a committee to formulate recommendations, please contact Marie Bader at miof@gci.net or (907) 350-1436.

*Valerie Oliver*, Secretary AOAO Koa Lagoon