**Newsletter for Koa Lagoon Owners October 2018**

A copy of this newsletter can also be found at the Koa Lagoon Owner’ webpage by going to [koalagoon.org](http://koalagoon.org/) . The password for all owners is **lagoon800**

**Insurance for Koa Lagoon**

Lenny Cesene has been researching quotes for our AOAO insurance in an effort to obtain the best rate. If the cost savings is favorable enough we will be considering a change in AOAO insurance carriers. This search for quotes will be accompanied by a vetting of any bidding policy carriers before any changes will be made. We hope to have established our carrier and their accompanying rates by early November so that we may incorporate that cost into our 2019 annual operating budget.

**Kiawe Tree Update**

As many of you have noticed, the Kiawe tree in front of Koa Lagoon (County property) near Menehune Shores has been struggling for the past 6 months. The County arborist has been monitoring its health and believes is showing tentative signs of recovery. This tree is on County of Maui property, which means that Edward will continue to work with the County, as the owner of the land directly in front of our property, on any plantings there. Speaking of plantings….lets talk about the R-1 project. Read on.

**R-1 Project is nearing completion**

After more than 5 years we are hopeful that the R-1 water project is just one step (or should I say one valve) away from completion. We anticipate that it will be done by the year. This water will be used for landscaping and will result in a savings of water costs over the long run. L.A. Bannowsky has stewarded this project for its entire duration and we thank him for his tenacity.

**Reserve Plan Update**

The board has elected to once again hire HIG to prepare our 30 year reserve study and plan. Much board work has gone into this study and we are nearing the home stretch. It will guide the current and future boards in identifying what common elements need to be addressed in order to maintain our common property features. While the whole board has participated, Marie Bader and L.A. Bannowsky have led the project and we are all in their debt for the many hours they have devoted to this collaboration.

**2019 Operating Budget work is underway**

Marie Bader is currently working with Susan Ingle, our long time book keeper on preparing the Operating budget for 2019. She has identified areas within the Operating Budget that have overlapped with the Reserve Budget. We will send this out to you prior to our annual meeting for your review. Thank you Marie for your work on both the Reserve and the Operating budget simultaneously.

**New Public Access just south of Koa Lagoon**

We reported in our last newsletter that the County of Maui had recently purchased an undeveloped lot “2 doors down” from the canal that boarders Koa Lagoon and began the process of turning this into a public parking lot for better beach access. The County of Maui has finished this project and there is now a posted Department of Parks sign indicating public beach access. Below is a photo of 2 cars parked at this new public location, which will hopefully take foot-traffic off from our neighboring canal.

**The Annual AOAO Meeting and open BOD positions**

Our next AOAO Koa Lagoon owners meeting is February 6, 2019 9:00am. Prior to that meeting we will send out our 2019 proposed Operating Budget, our updated Reserve Plan and an agenda for your consideration and input. Three board positions will be open and we are currently taking nominations at this time…..*consider getting involved!!*

**ADA Barrier Study is Underway for the Koa Lagoon property**

Your board, after much discussion, has unanimously voted to work with Kimmey Unabia Architects, Ltd. on completion of an ADA Barrier Identification Audit. This audit will survey our property and identify elements of non-compliance with the requirements of the ADA Accessibility Guidelines, Sept 2010 Standards. This study will review the Public and Common Use areas of Koa Lagoon and we will be provided with a document that identifies non-compliant elements with a prioritized list for compliance and clarification where barrier removal may not be feasible. This firm has completed similar studies for a host of other properties on Maui and was recommended to the board by HIG which is in the process of preparing our updated Reserve Study. Our intent is to have this study done prior to our next owners meeting and available for your consideration.

**Koa Lagoon owner Stewart “Steve” Stephens**

The Koa Lagoon family were saddened to learn that Steve passed away on August 21st, 2018 at his home in Fairbanks, Alaska. Steve and Babe (Laura) are original owners at Koa Lagoon and many of you remember Steve for his kindness along with his infectious smile. Babe continues

 to reside in Fairbanks.

**Questions? Concerns?**

We would love to hear from you! If you are on island and have compliments or concerns to share with the board, an accompanying picture is “worth a thousand words” Mahalo!

E-mail us at: board@koalagoon.org

*Valerie Oliver*, Secretary AOAO Koa Lagoon