

Newsletter for Koa Lagoon Owners

January 2021

Welcome to new Owners!

We would like to take this opportunity to welcome Abhijit Indap and Meghana Joglekar with their recent purchase of unit 505 as well as Chris and Devon Balocco who are the new owners of 204. We look forward to COVID free days when we can meet them in person!

2021 Operating budget and Owner Dues

The 2021 Operating budget has been completed for 2021 was sent to all owners with the December Newsletter. The bookkeeper mailed out the first of the 2021 quarterly dues invoice which reflected an increase for 2021 (see Dec 2020 article for discussion of increase). We would like to remind owners that **quarterly dues received after the due date are subject to a late charge** which will be attached to the next quarterly statement mailed out.

2021 Owner's Meeting

With the current Maui restrictions on social gatherings we will be holding the March 5, 2021 2021 Owner's Meeting via Zoom. This is really a meeting for owners to be front and center with ideas and discussion. We are asking for your topics at this time as we formulate the agenda for the upcoming meeting. While there are old business topics that you have read about in our newsletters this is the opportunity for you all to bring forward items that you would like to see put on the agenda for discussion with your fellow owners. That agenda, along with a proxy will be sent out to all owners in late January to the address we have on file. If you would like the agenda, proxy and any other owner meeting documents *to be sent to an alternate address*, please notify board@koalagoon.org prior to January 25, 2021. Per (§514B-123(h)) be advised that AOA funds will be used to distribute the owner documentation, including the proxies. If your mailing address has changed, please do keep us updated. We publish an owner directory annually with the minutes from the annual owner's meeting. This directory has all owner's names/addresses, per the by-laws, and would like that to remain accurate for both each other and for the mailing of ballots/proxies where warranted.

Results of recent ballot for by-law amendment

In order to meet electronically in our upcoming owner's meeting we recently mailed a ballot to all owners, using our address currently on file. That ballot contained two motions, both of which passed by an excess of 67% affirmative votes. The motion to amend and allow for electronic meetings passed by 81% and the motion to amend and allow for a broader range of meeting months passed by 70%.

Thank you to all who participated in that process. Per our by-laws, those ballots will be retained for a period of time so that any owners wishing to see the returned ballots may do so upon request. If you did not receive one, please reach out to the secretary at board@koalagoon.org with your current mailing address.

Consider serving on the AOA Board of Directors

There are many things that happen and decisions that must be made to keep the Koa Lagoon running smoothly. That responsibility falls to the board of directors which is elected by the ownership. Board terms are 2 years in length and are open to any owners. If you feel that you have a few extra hours per week and the desire to take a leadership role we encourage you to consider running for the AOA board. We would love to have your name on the 2-21 owner's meeting agenda as a board candidate! If interested, please submit a paragraph about yourself and your intent to run to board@koalagoon.org

Security Committee

Mahalo to our volunteer for the security committee. There is still room for other volunteers as we look at ways to make our property more secure. The pool restroom now is locked and can be opened with the code **5056**. The pool gate is still opened with the unit key.

Unexpected Plumbing Repair in 04 stack

Christmas Eve saw an unwelcome gift arrive at Koa Lagoon in the mode of a plumbing leak in the first floor of the 04 stack. Because of the nature of the leak (some sewage) we have taken the necessary

steps of restoration cleaning as well as plumbing repair. While the walls are opened in 104 we are taking this opportunity to examine and address plumbing throughout the stack at this time to determine the integrity of the piping. We routinely camera the horizontal plumbing lines to look for corrosion and/or failure and are in the process of doing this with the vertical stack at this time. We hope to have the repairs to the ground floor completed soon. A huge thank you to Brett for arriving within minutes of the disaster, despite the timing, and taking charge of the repairs and coordination with the effected owners. Only units in the 04 stack will be impacted by this activity and Brett has been in communication with those owners. Because we had been looking at addressing the ventilation in the 04 stack we may well merge these 2 projects for minimum disruption to the impacted owners. We will keep you posted as we learn more. For those of you that wish to know more, don't hesitate to reach out with questions.

Sad News

It is with a heavy heart that we say goodbye to our own friends Dave and Liz Knightly, who both passed away recently. They were friends to all at the Koa Lagoon who knew them and will be sorely missed. Our condolences to their son and daughter, Micky Gilmore and Mark Knightly.

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

Valerie Oliver, Secretary AOA Koa Lagoon