

Koa Lagoon Board of Directors Newsletter

Kerry Beasley, Leonard Cesene, Valerie Oliver, Darrell Pierson, Marie Bader

Hawaii HB 1802

The Hawaii Legislature tried to pass HB 1802, but failed. This legislation has been coming up annually over the past several years. If passed, it would eliminate the right to self manage Koa Lagoon. Over the years, self management has resulted in substantial savings for all owners. To voice your concern please write to our representatives.

repmckelvey@capitol.hawaii.gov
senbaker@capitol.hawaii.gov
repyamashita@capitol.hawaii.gov
reping@capitol.hawaii.gov

Insurance

There are a few owners who have not yet sent in proof of insurance to Len Cesene, insurance administrator. Please email send proof of insurance to lennyboy33@gmail.com. Thank you for providing this information.

R - 2 Irrigation Project

L.A. Bannowsky generously continues to oversee this project. He reports that the project should be completed by the end of October. We all know what happens when different county departments get involved. Lets hope they complete this project on time.



Property Management Edward continues with his ongoing maintenance of Koa Lagoon. Edward sealed the roof of our entire building. We received an estimate of over \$ 11,000.00 from a roofing contractor. Edward taking on this project himself, and spent \$ 3792.35 on materials. This resulted in a substantial savings to the association. **A special Mahalo to Edward.**

Pipe Maintenance At the direction of the board, Edward continues to have our lateral sewer pipes under the parking lot cleaned every 4 to 6 months to maintain the proper effluence of our sewer system. In April/May a portions of some grey water pipes (not sewer pipes) in the 04 stack were removed because longitudinal cracks and corrosion were observed. The cost was \$ 2561.34. The board will continue to monitor the condition of our pipes.

Koa Lagoon Reserve Plan

- Our reserve plan has been updated by Tamara Larson who has done an exceptional job. The replacement dates in our reserve plan for capital spending are not specific to when they will necessarily happen, but to forecast the potential needs in relation to the typical life of a capital item. This process is a way for homeowners to attempt to proactively plan for future projects. Also, the state of Hawaii requires home owners associations have a Reserve Plan. If you would like to see a copy of the reserve plan please email Leonard Cesene at lennyboy33@gmail.com.

Miscellaneous

The board will be having their annual Budget Meeting on September 27, 2016 at 2pm Hawaii time. If any homeowners are interested in calling into the teleconference meeting please email beasley09@gmail.com.

Unit 602 has been sold. We have a new owner and would like to welcome Carlene and Larry Osborne to the complex. The board has sent them a welcome letter

