**Newsletter for Koa Lagoon Owners**

We have gotten several requests for a “real newsletter” n to update you on what is happening around the AOAO Koa Lagoon………so here goes!

**On March 24th** the County of Maui issued a “stay at home” order, restricting activity outside the home to only that which is deemed essential, with violations punishable by law. This is to protect everyone against the spread of the COVID-19 virus. <https://www.mauicounty.gov/DocumentCenter/View/121462/Amended-2020-3-22-Mayors-Public-Health-Emergency-Rules?bidId=>

**On March 24th** the BOD issued “Koa Lagoon updates in the midst of Covid-19” via e-mail to all owners notifying them of County guidance and AOAO response, including restricting Peter and Edward’s activities to only those absolutely necessary.

**On March 25th** your Board of Directors, in consultation with Edward, created a revised schedule of those tasks which are deemed essential. From this revision we have revised the amount of time that Edward and Peter will be on site to see to these activities. Their salaries have been temporarily reduced, starting on April 1, 2020 and the AOAO will pay Edward’s full rent and gas reimbursement through this period in addition to his reduced pay.

**On March 27th** the County of Maui issued further orders which clarified what could remain open. Pools and picnic areas were on the list of those locations **not to remain open** and so, as of now the Koa Lagoon pool is to remain locked and the barbeque area has signage restricting its use or the congregation of individuals in that area.

**On March 29th** the BOD held an emergency meeting to discuss the comments and suggestions received from all owners regarding COVID-19. We appreciate your comments and suggestions and ask that you direct your correspondence to those who have indicated a desire to communicate.

The comments received and the general response given is as follows:

* We have been given the suggestion to set up an **owner forum** to add comments so that personal e-mail boxes are not overwhelmed at this time. We have added an OWNER FORUM to the owner’s website and encourage you all to utilize that option.
* We received suggestion that the AOAO provide some sort of compensation to our cleaning and/or rental agent(s) during this challenging time. They are not employees of you all rather than the AOAO. We applaud the sentiment we encourage you to reach out in whatever way you feel is appropriate. You can find invoices with addresses in your monthly communication.
* We appreciate those of you that suggested that we find additional activities for Peter and Edward to do so that their hours could remain full time. This is contrary to County of Maui’s “stay at home” order for all but essential activities. Wit was suggested that Edward could pick up medications and groceries for our older owners that are in residence, we remind all that this was never a part of his job description and it is inappropriate to request this of him during his work day. We ask that those of you in residents avail yourselves of the advertised delivery services set-up to operate safely during this health crisis.
* We recognize the outreach regarding both Edward and Peter, and expressed concern for their well-being. We are asking them to go home as soon as their tasks are done, without worry that leaving will further reduce their wage. Edward has been provided with the information that he needs to apply for reimbursement under the Unemployment Insurance we pay into each month. This is available to reduced hour employees as well as those who have been let go and the federal government has added an additional $600 per week to state eligibility.
* We are encouraged to hear that there are those of you who enjoy the newsletter and look forward to its updates. We will try to provide you with updates as events unfold.
* We want to reassure owners that share they are worried about their investment at Koa Lagoon. The County of Maui’s is doing all that it can to provide guidance to the community and we have Edward and Peter on site every day for a limited time to make sure that all is operating smoothly.
* We appreciate those of you that expressed confidence in knowing that the board is exploring all options and looking for solutions that will minimize the impact that many of you are feeling as the result of lost rental income. We recognize that 72% of our owners depend upon rental income to pay their bills.
* We think the concern over substantial revenue losses due to a lack of tourism is valid and appreciate suggestions on how to mitigate the need to pay quarterly dues during this time of financial stress. If you are experiencing a hardship that prevents you from timely payment of your quarterly dues, please contact Marie Bader at (907) 350-1436.

On March 30th Linda Barron, the onsite property manager, posted a notice that she will be working from home as all but 4 units under her management are closed. She is granted limited visits by the County to check on her units as a licensed property manager. To date we have not received information to share from other rental agents, but if we do we will share those as well.

Your Board of Directors will consider Federal, State and County guidance updates as they unfold during this pandemic, and will keep you updated when we know more about closures, work schedules, or programs of assistance that may be useful. We encourage you all to follow the mandates which are intended to suppress the spread of this disease. These are trying times and the decisions being made are not what anyone would hope for. Stay safe!

Koa Lagoon Board

**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 AOAO Koa Lagoon