

**AOAO of KOA LAGOON  
BOARD OF DIRECTORS MEETING MINUTES  
April 15<sup>th</sup>, 2025**

**DIRECTORS PRESENT:** Patty Dunn-President /Chris Balocco- Secretary / Charlie Bowyer - Treasurer/ Kerry Beasley / Wendy King

**DIRECTORS ABSENT:** N/A

**OTHERS PRESENT:** N/A

**OWNERS PRESENT:** Holly Bowyer-205, Bonnie Ruff-304, Valerie Oliver-606, Corey Bercum-401, Micky Gilmore-404, Judy Brownburger-303, Jim Pereza- 403, Devon Balocco- 204, Brian Hollander-602, Lois Holloway-503, Marie Bader- 605

**CALL TO ORDER:**

Patty Dunn called the meeting to order at 9:04am HST via Zoom. A quorum was established.

**CERTIFICATION OF NOTICE:**

Notice of Meeting was distributed to all Board members and posted on property in accordance with State Law on April 10th, 2025.

**Record the Meeting:**

Motion: Made by Wendy King to record the meeting, seconded Kerry. Chris, Charlie, and Patty dissented. Motion failed.

Motion: Made by Charlie Bowyer to not record the meeting, seconded Chris. Wendy and Kerry dissented. Motion passed.

**Approval of Meeting Minutes:** 2/11/25, 3/3/25, 3/7/25, 3/13/25, 3/14/25, 3/17/25, 3/20/25

Organizational Meeting Minutes, and Draft of 2/28/25 Annual Owners Meeting.

Motion: To approve and accept all Minutes by Wendy King -2/11/25, 3/3/25, 3/7/25, 3/13/25, 3/14/25, 3/17/25, 3/20/25. (Motion to approve Wendy, seconded Kerry. 3 opposed, 2 yes.)

Motion: To approve and accept all Minutes by Chris Balocco- 2/11/25, 3/3/25, 3/7/25, 3/13/25, 3/14/25, 3/17/25, 3/20/25 Organizational Meeting Minutes, and Draft of 2/28/25 Annual Owners Meeting. (Motion to approve Charlie, seconded Patty. Outcome carried by 3 to 2 vote.)

**Unfinished Business:**

**Water Meter Update:** Approved and no timeline, for when the work starts. The President stated that she should have a start date by the end of the week and additional documents needed to be filed with Maui County.

**Parking Policy:** Parking policy Draft approve. Corey and Bonnie asked for the parking fines to be rescinded/reduced. Board acknowledge the request and it will be brought into Executive Session.

Motion: To approve the updated parking policy. (Motion to approve Kerry, Wendy second, carried unanimously).

**New Business:**

**Property Management Company-**

Hawaiiana Management Company was approved in the previous meeting, and we are transitioning to the services May 1<sup>st</sup>.

Valerie Oliver asked about changing the bylaws to reflect this and for a list of deliverables they will be supplying Koa Lagoon.

Wendy King was not in favor of Hawaiiana, and also added from our bylaws we are still a self-managed board.

Kerry Beasley said we will still need someone for special projects, misc. repairs, and emergent situations. Devon Balocco said Koa Resort uses Hawaiiana, and it's positive, with better transparency.

**Property Condition and upkeep-**

BBQ Tanks were updated.

Pool gate- airflow is poor and the wind catches it. Ron repaired it and we should do a new hydraulic closure, or gate assembly with better airflow.

Spalling in the elevator/roof area, need to revisit bid, and see if we can get another.

Lighting on north walkway, lights are out and need to see if it's a power issue, or bulbs.

**Proposed Owners Meeting-**

Owners Meeting to be scheduled, after onboarding Hawaiiana, to discuss what the owners would like to see in a site manager.

**Pest Control-**

Not renewing with Mid-Pacific-Board is looking at options.

**Owner Committees-**

Patty stated we will be looking for owner participation to form committees around the pool project, lanai spalling, etc. at the appropriate time.

**Camera Security Policy-**

Motion: To approve the camera security policy. (Motion to approve Wendy, Charlie second, carried unanimously).

Corey asked for larger signage.

Valerie said the police say the footage clarity is adequate, and they are able to use it.

Charlie mentioned maybe exploring better night vision cameras since that's when the clarity isn't as good.

**Executive Session- Called to order at 11:42am**

Approval of Aloha Pest Control for a 12-month contract.

Approval of 303 Remodeling Application

Approval of Maui Pool Supply, adjusting their pool cleaning schedule to 3 times per week, instead of 6. If chemical conditions change, they can clean the pool more as needed.

Approval to reduce Parking fines for Corey Bercun and Bonnie Ruff, to \$50.00, and they were at \$250.00.

**ADJOURNMENT:**

The meeting was adjourned at 2:15pm HST.

**Signature:**

A handwritten signature in black ink, appearing to read "Al Behn".

**Date Approved:** 6-27-95