

General Manager's Report

For the Month of June 2026

July 15, 2026

Admin

Delinquency notices were mailed on June 3 and a substantial number of Pre-lien notices were sent throughout the month. If left unresolved, the liens will be filed in September.

The ballot counting was done by the League of Women Voters on June 8. Results were announced at the June 28 Annual meeting.

20th Kaloli dead end was paved, with our crew doing the prep work and Yamada and Sons laying asphalt and doing the finish work. Our crew has moved to 9th Kaloli to Paradise and is doing the rep work. It is anticipated that asphalt will be laid by the end of August. Please watch for workers and expect traffic delays. All owners on 9th K-P were mailed a letter regarding the construction and paving.

The curb stops were placed at the playground the last week of June, and the playground fence was repaired the first week of July. The 2 large gates need to be worked on, as they weren't included in the repair bid. Paul has offered to do the work, and I am donating the chain link needed.

2 of the road crew staff left to pursue opportunities on the mainland. We have hired new workers to replace them, as well as the third position authorized by the BOD.

The annual financial mail out must be done within 60 days of the Fiscal Year End. We will be printing that starting Jul 15. Printing will take approximately 1 week as the copier prints about 1000 pages per hour and we have to print just under 40k pages. We then have to stuff the envelopes and get them mailed by the deadline.

I have started pricing and sourcing materials for the office renovation. Paul has offered to do much of the work, which will help keep our costs down. Step 1 will be to insulate the attic, which is going to be about \$1500. Step 2 is to replace the windows, which is going to be about \$4500 plus some labor costs. Step 3 is to install hot water in the ladies bathroom (approx. \$1400). Step 4 would be to paint (approx. \$1500), followed by new flooring (\$2500), and the last step would be to install new air conditioning. We are planning to do the work piecemeal. I am hoping to start this work near the first week of August and have everything finished by the end of November.

The activity center still needs additional work getting rid of termite infested material. The wooden doors will be replaced in August, and then a decision needs to be made about the stage. It is rapidly reaching a point of not being safe, with soft spots on the steps and stage floor. We may be able to make repairs, but the best option may be to remove it completely.