

General Manager's Report

For the Month of July 2026

August 19, 2026

Admin

Water leak at Activity center – We had a water leak in the wall at the Activity Center. We had to shut off the water to the bathrooms, and since we weren't sure how long it was going to be down, I ordered a port-a-potty. We were able to get the leak repaired a couple days later and were able to re-open the bathrooms. I have obtained 1 quote (the other plumbers either did not want to take on the job or did not respond) to re-plumb the bathrooms from copper to CPVC. That quote is in your packets.

Stage demo – As you can see, the stage was removed last week. I would like to thank the volunteers, Paul, Keith, Charles, and Ray who showed up at 7am and got it done. We rented a roll-off dumpster. I don't have (as of the 13th) the total cost because I don't know what the tonnage charge is (as of Friday), but it should be under \$1000.

Catchment tank – The bid from Island Catchment came in at \$5019.53, which is lower than the initial estimate, and the work is scheduled for Aug 31st

Tree removal RFQ – The Tree Removal/Trimming on Makuu RFQ is in your packet.

Key distribution – We are distributing keys for the mail park at 6th and Makuu and mail is being delivered. Please check the online calendar for dates and times. We are also posting on the Facebook page what the schedule is for the following day.

Annual financial mail out – The required Financial statements project started on July 16 and the last envelopes were delivered to the Post Office on August 1. We mailed to 7739 unique addresses. If you have not received yours, please reach out to the office and make sure we have the correct mailing address. We have received a significant number returned as “undeliverable”. It appears as if a hundred or more people canceled their boxes at Aloha Mail and have not updated the office with their new address. The next scheduled mailing is the notice for the October Membership meeting. This will be a postcard and must be mailed between Monday after Labor Day (Sep 8th) and the second Friday in October (Oct 9th).

Tax credit list – I am currently preparing the Property Tax Credit list to submit to the county. Your Road Maintenance Fees must be paid by August 31st to be included.

Office update – I have scheduled the first stage of the office update. We will be installing insulation in the attic on Saturday, Aug 22. I will keep you updated as we plan each stage.

Asphalt is due to be laid on 9th Kaloli to Paradise on Aug 18. To prep the road we had to rent a mini-excavator, hire someone to hammer out some large rock protrusions, and a skid steer.

Our next paving job is 10th Paradise to Makuu. We will be sending out letters next week to the property owners to let them know to expect traffic delays.