

Aloha KAP Neighbors:

Enclosed you will find your 2022-2023 KAP Roadway Maintenance Association, Inc yearly statement. Prompt payment is very much appreciated. Thank you to those who were able to attend our annual budget meeting in May. Good news, we have money in the bank to cover basic expenses, gate repairs and we are building reserves for future roadway maintenance. Challenging news, at our current assessment of \$360 a year, this isn't sufficient to meet future needs. We need to discuss increasing the yearly fees or choosing special assessments to cover the future maintenance. Please share your opinions with us.

The Board is working on a Long Term Reserve Study for the future roadway maintenance timeline and costs. This will provide valuable data to guide our decisions. Here are a few bids that I received in the past few months for resealing and restriping, as well as repaving our roadway. These are provided for a point of reference.

Company	Scope of work	Bid	Reserve fund as of 6-1-22	Deficient if work done now
Island Asphalt Maintenance Kona	Clean and reseal asphalt with two coats and restrip. All asphalt covered.	\$98,638.70 on 4/1/22 157,000 square feet covered.	\$7,890	<b>\$90,748.70</b>
Grace Pacific	Clean and reseal primary roadway where cars travel. Excludes restriping and shoulders.	\$178,200 on 6/1/22 64,800 square feet @ \$1.30 per square foot	\$7,890	<b>\$170,310</b>
Grace Pacific	Cut 2" deep and remove primary roadway where cars travel and replace with fresh asphalt. Excludes restriping and shoulders of Nani Kailua.	\$333,700 64,800 square feet @ \$3.85 per square foot	\$34,992	<b>\$298,708</b>
Drain Clean sub-contractor	Remove grates and dig/clean drains to required standards.	\$1,000 per well. One to clean now. Number of wells is 14.	\$1,260	

Please feel free to contact me with any questions. I value your input and want to work together to maintain our property values and to provide a beautiful and safe roadway for all of us to enjoy.

Aloha and Mahalo,  
Scott Sveiven Lot 19, 808-937-3611