

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Monday, January 24, 2011
Asing Park, Ewa Beach

PRESENT: President Bob Hochstein, Vice President Tom Hiltner, Secretary John Rogers, Directors Rich Ashley, Rick Hanson, Tom Koontz

EXCUSED: Treasurer Beverly FeBenito Directors Craig Wortham and Mike Nii

BY-INVITATION: Property Manager Lynn Uyenco with Hawaii First Inc.

CALL TO ORDER: Having determined the presence of a quorum, President Hochstein called the meeting to order at 6: 00 p.m.

ORDER OF BUSINESS

APPROVAL OF MINUTES – Director Ashley moved and Director Koontz seconded the motion to approve the December 13, 2010 Regular Board of Directors' Meeting as written. Motion carried with unanimous consent.

FINANCIAL REPORT:

A) Nov. and Dec. 2010 Financial Statements – Acceptance of the financial statement deferred

B) Maturing CDs – Director Koontz moved and Vice President Hochstein seconded the motion to rollover or re-invest the maturing CD on Feb. 28, 2011 for \$50,, 527 for a term of 18 months and the March 11, 2011 CD for \$45,494 for a term of 12 months. Motion carried with unanimous approval.

REPORTS

COMMITTEE REPORT

- A. Design Committee – Chair Hiltner reported that in December, out of three applications, two were approved and one disapproved; in January, an application was submitted and approved.
- B. Newsletter – No report
- C. Landscape – F.G. Landscape provided a status report on landscaping and water feature.
- D. Security/Neighborhood Watch – no report
- E. Social Committee – No one volunteered for this committee.
- F. Ad hoc Committee on Tot Lot Play Area – Work by Nisa Contractor and F.G. Landscape to start after Feb. 1, 2011

UNFINISHED BUSINESS

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- A. Guard Shack Agreement – Waiting for the City to send a clean document for signature
- B. Bike Path – Waiting to hear from City Counsel
- C. Missing Lamp Pole Label Number Plates – Deferred
- D. Status of Coupler Valve for Greenbelt #7 – Work to be scheduled
- E. Revised Proposal to Paint the Association Lamp Poles – Deferred
- F. Alert Alarm's Proposal for New Cameras – Deferred
- G. Proposal to Trim Greenbelt 1 African Tulip Trees for \$366.49 – Deferred indefinitely
- H. Proposal to Remove Dead Trees along Cane Haul Road adjacent to Lot 256 and Lot 244 for \$3,842.93 – President Hochstein moved and Director Koontz seconded the motion to approve the proposal of F.G. Landscape to remove the dead trees along Cane Haul Road next to Lots 256 and 244 not to exceed \$4,000.00. Motion passed by unanimous consent.
- I. Status of Written Consent as of Jan. 17, 2011 - (1) Trash Receptacle: 31.9% in favor; 6.1 against (2) Vinyl Fence: 33.9% in favor; 4.2% against (3) Greenway Model Homes 31.5% in favor; 5.8% against

NEW BUSINESS

- A. Alert Alarm Maintenance of Security Cameras – The Board assigned the Property Manager to send the contract with Alert Alarm via email to all Board members for review.
Motion: President Hochstein moved and Director Ashley seconded the motion which is subject to confirmation that the vendor was in violation of the contract, to write a letter to Alert Alarm asking for a refund equivalent to six months or to extend the contract at no charge to the Association for six months. Motion carried with unanimous approval.
- B. Board to Ratify Various Electrical Repairs for \$892.00 – President Hochstein moved Director Ashley seconded the motion to ratify approval for various electrical repairs for \$892.00. Motion passed with unanimous consent.
- C. Annual Meeting Resolution – Vice President Hiltner moved and Director Hanson seconded the motion to adopt the following resolution: “Be it resolved that members of the Board of Directors that are present at the annual meeting may vote the proxies given to the Board of Directors (Board Majority and Board Equal), even if a quorum of the Board is not present at that annual meeting.” Motion carried with unanimous approval.
- D. Proposal to Remove Monkeypod Tree Roots for \$60 (next to 91-1087 A'awa Drive)

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- Hearing no objections, the Board approved to spend \$60 to remove the roots of the monkeypod tree next to 91-1087 A'awa Drive.

- E. Water Feature Estimates for \$1,222.66 – Director Koontz moved and Director Hanson seconded the motion to approve the various estimates regarding the water feature for \$1,222.66. Motion passed with unanimous consent.

EXECUTIVE SESSION

The Board of Directors adjourned to Executive Session at 7:00 p.m. to discuss legal and personnel issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 8:00 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Monday, March 21, 2011 at 6:00 p.m., at Asing Park.

ADJOURNMENT -There being no further business to discuss, President Hochstein adjourned the meeting at 8:10 p.m.

Submitted by:

Lynn Uyenco, CPM®, CMCA®
Vice President
Hawaii First Inc.