

**WEST LOCH FAIRWAYS  
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING  
Monday, January 23, 2012  
Asing Park, Ewa Beach**

**PRESENT:** President Bob Hochstein, Vice President Tom Hiltner, Secretary John Rogers, Directors Rich Ashley, Tom Koontz, Mike Nii and Craig Wortham

**EXCUSED:** Treasurer Beverly FeBenito and Director Rick Hanson

**BY-INVITATION:** Property Manager Lynn Uyenco with Hawaii First Inc. and Site/Covenant Manager Robert Allocco

**CALL TO ORDER:** Having determined the presence of a quorum, President Hochstein called the meeting to order at 6: 04 p.m.

**ORDER OF BUSINESS**

**APPROVAL OF MINUTES** – President Hochstein moved and Director Wortham seconded the motion to approve the December 12, 2011 Regular Board of Directors' Meeting minutes with the following correction: Page 2, under Unfinished Business, (G.) should read—"Status of Two (2) Additional Guard Shack Cameras." Motion carried with unanimous consent.

**FINANCIAL REPORT** – Hearing no objections, the financial statement for December 2011 was deferred until the next Board meeting.

**SITE/COVENANT MANAGER'S REPORT** – Site/Covenant Manager Robert Allocco provided a written site management report and violations log to all Board members present at this meeting and the Property Manager. He reported on the following items: sprinkler repairs; bulk pick-up; DVR and cameras; lamp pole painting; lights and light fixture globes; landscaping; tree trimming; sidewalks

Motion: President Hochstein moved and Director Koontz seconded the motion to immediately patch or repair approximately 33 sidewalks not to exceed \$1,000. Motion passed with unanimous approval.

**COMMITTEE REPORT**

A. Design Committee – No report

B. Newsletter – No report

C. Landscape – RJPLandscape provided a written report on landscaping and water feature.

Motion: Director Koontz moved and Director Wortham seconded the motion to approve the four proposals on valve replacement at various areas at a cost of \$2,257.17 and \$1,549.74 for coral sand, organic soil and mulch at different common areas. Directors Koontz, Wortham, Rogers, Nii and Ashley voted yes; Director Hilner voted no. Motion carried.

D. Security/Neighborhood Watch – Chair Mike Nii provided a brief status report.

E. Social Committee – No one volunteered for this committee.

F. Ad hoc Committee for Revisions to the DCC&Rs & Design Standards – No report

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**UNFINISHED BUSINESS**

- A. Guard Shack – The Board is waiting for a signed use agreement for the guard shack from the City.
- B. Bike Path – Hearing no objections, the Board authorized the attorney to inform the City that the Association is interested in pursuing the easement proposed by the City as long as the City provides a detailed description of the type of maintenance for the Bike Path.
- C. Status of Association Light Pole Painting – Project completed
- D. Status of New Camera – Project completed
- E. Sign for the Bike Path – Held in abeyance by the Board as of Dec. 1, 2011.
- F. Status of Two (2) Additional Guard Shack Cameras– In progress
- G. Tree Replacement by the City – The Board authorized the attorney to read and cite the relevant section of the DCC&Rs and/or Articles of Incorporation that will force the City to replace the trees and to recommend options and remedies available to the Association.

**NEW BUSINESS**


- A. Ratify Electrical Repairs for \$915.64 – Director Koontz moved and Director Wortham seconded the motion to ratify approval for various electric repairs by Lighting Services for \$915.64. Motion passed with unanimous consent.
- B. Tot Lot Moss Rock Wall Repairs – Director Wortham moved and Secretary Rogers seconded the motion to approve \$350 to repair the Tot Lot moss rock wall by Nisa Contractors. Motion carried with unanimous approval.
- C. QL Induction Lamp System for Association's Light Fixtures – Hearing no objections, the Board assigned the Site/Covenant Manager to ask Eco-Lite to use one lamp pole to demonstrate the feasibility of QL Induction Lamp System for the Association's light standards.

**EXECUTIVE SESSION** The Board of Directors adjourned to Executive Session at 8:10 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 8:20 p.m.

**NEXT MEETING** - The next Regular Board of Directors Meeting is scheduled for Monday, March 19, 2012 at 6:00 p.m. at Asing Park.

**ADJOURNMENT** - There being no further business to discuss, President Hochstein adjourned the meeting at 8:25 p.m.

Submitted by:

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