

**WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Monday, January 28, 2013
Asing Park, Ewa Beach**

PRESENT: President Bob Hochstein, Vice President Tom Hiltner, Treasurer Beverly FeBenito, Secretary John Rogers, Directors Rich Ashley, Mike Nii, Dominic Sparacio and Rick Hanson

EXCUSED: Director Craig Wortham

BY-INVITATION: Community Association 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 6:01 p.m.

HOMEOWNERS' CONCERNS: Mr. Tauileva Savusa (Lot 244) brought up tree issues with the Board.

ORDER OF BUSINESS

APPROVAL OF MINUTES – President Hochstein moved and Director Ashley seconded the motion to approve the minutes of the Regular Board of Directors' meeting held on December 10, 2012 as written. Directors Hochstein, Ashley, Hiltner, Rogers, Nii and Hanson voted yes; Directors FeBenito and Sparacio abstained. Motion carried.

FINANCIAL REPORT – Treasurer FeBenito moved and Secretary Rogers seconded the motion to file the October, November and December 2012 financial statements subject to audit. Motion carried with unanimous approval.

SITE/COVENANT MANAGER'S REPORT – Site/Covenant Manager Robert Allocco provided a written site management report and violations log to all Board members and Community Association Manager. He reported on the following items: violations, site and light inspections, meetings with homeowners; chicken trapping, tree trimming; water feature and common area lighting and irrigation repairs

The Board authorized the managing agent to send a letter to West Loch Fairways Townhomes inviting their Directors to a meeting at Asing Park to discuss water and irrigation.

COMMITTEE REPORT

- A. Design Committee – In November 2012, six applications were submitted and six were approved; in December 2012, seven were submitted and seven were approved.
- B. Newsletter – No report
- C. Landscape – Chair John Rogers provided a report on his meeting with Councilmember Ron Menor and discussed the master tree list and tree tags. RJP Landscape submitted a written report on landscaping, irrigation and water feature.
Motion: Committee Chair Rogers moved and President Hochstein seconded the motion to spend up to \$110 for tree tags. Motion carried with unanimous approval.
Motion: Secretary Rogers moved and Director Ashley seconded the motion to authorize the

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payment of the invoice for emergency repairs to the Fort Weaver Road irrigation main line for \$1,351.93. Motion carried with unanimous consent.

Motion: President Hochstein moved and Secretary Rogers seconded the motion to approve the proposal to remove the coconut trees and replace the trees with Foxtail palms (items 1,2,3 &5) for \$3,340). Motion carried with unanimous approval.

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

E. Ad hoc Committee for Revisions to the DCC&Rs & Design Standards – No Report

F. Ad hoc Committee for Alleyway Repairs – No report

UNFINISHED BUSINESS

A. Guard Shack – The Board agreed with the advice of the attorney to give the new City administration time to respond until March 31, 2013. This issue was discussed with Councilmember Ron Menor by Secretary Rogers.

B. Bike Path – President Hochstein moved and Director Hanson seconded the motion to authorize the Site Manager to obtain three estimates from construction companies to demolish the Bike Path by April 1, 2013 and to recycle the asphalt for the alleyway repairs. Directors Hochstein, Hanson, Hiltner, FeBenito, Nii, Ashley and Sparacio voted yes; Director Rogers voted no. Motion carried.

C. Tree Replacement Removed by the City – Item discussed with Councilmember Ron Menor

D. Status of Water Feature Lighting Repairs – Project completed

Motion: President Hochstein moved and Vice President Hiltner seconded the motion to approve the additional expense for water feature lighting repairs in the amount of \$1,085. Motion carried with unanimous consent.

E. Association Lighting Retrofit/LED Lights Relocation – In progress

F. Electrical Assessment of Circuit Breaker Boxes in Electric Enclosures – In progress

G. Live Chicken Trapping by Kilauea Pest Control – In progress

H. Alleyway 21 Topsoil and Turf Renovation for \$197.91– In progress

I. A'awa Drive Turnaround Soil and Grading Proposal for \$776.63 – In progress

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 8:15 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 8:55 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Monday, March 18, 2013 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 8:57 p.m.

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