

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Tuesday, January 21, 2014
Asing Park, Ewa Beach

PRESENT: President Bob Hochstein, Vice President Tom Hiltner, Treasurer Beverly FeBenito, Secretary John Rogers, Directors Rich Ashley, Craig Wortham, Dominic Sparacio and Yvonne Dembinski

EXCUSED: Director Mike Nii

BY-INVITATION: Community Association Manager (CAM) 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 6:06 p.m.

HOMEOWNERS' CONCERNS: Mr. Melvin Pacheco (lot 466) was at the meeting regarding solar panels and photovoltaic system.

ORDER OF BUSINESS

APPROVAL OF MINUTES – Treasurer FeBenito moved and Vice President Hiltner seconded the motion to approve the December 10, 2013 Regular Board of Directors' Meeting minutes as written. Directors Hiltner, FeBenito, Rogers, Ashley, Wortham and Dembinski voted yes; Director Sparacio abstained. Motion carried.

FINANCIAL REPORT – Financial Statements – Treasurer FeBenito moved and Vice President Hiltner seconded the motion to file the November and December 2013 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: chicken traps, landscaping and grounds maintenance, sprinkler repairs, street signs, tree trimming, Association lights; citations and inspections

Motion: Secretary Rogers moved and Vice President Hiltner seconded the motion to authorize RJP Landscape to remove all bushes (or small trees) on the side of Lot 146. Motion carried with unanimous approval.

COMMITTEE REPORT

- A. Design Committee – No report
- B. Newsletter – No report
- C. Landscape – Chair John Rogers provided a verbal report. RJP Landscape submitted a written report on landscaping, irrigation and water feature.

Motion: Landscape Chair John Rogers moved and Director Wortham seconded the motion to authorize the Site Manager to purchase rust inhibitor paint to touch up the bottom of light standards and RJP Landscape to provide free labor. Motion carried with unanimous approval.

- D. Social Committee – Chair Yvonne Dembinski gave a brief report.

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- E. Ad hoc Committee for Revisions to the DCC&Rs & Design Standards – Chair John Rogers moved and Director Sparacio seconded the motion to allow CAM Uyenco to solicit a proposal from a vendor who will act as the alleyway consultant. Motion carried with unanimous approval.
- F. Ad hoc Committee for Alleyway Repairs – No report

UNFINISHED BUSINESS

- A. Guard Shack – Waiting for the final User Agreement for the guard shack from the City.
- B. Bike Path – The attorney for West Loch Fairways submitted the Association's counteroffer to the City.
- C. Tree Replacement Removed by the City – To request for a proposal for one tree in front of Lot 607 from RJP Landscape
- D. Electric Metal Boxes – Hearing no objections, the Board approved galvanized steel electric boxes for outdoors.
- E. Bike Path Demolition Proposals – Deferred subject to City's action
- F. Status of Bike Path Eucalyptus tree pruning for \$811.52 – In progress
- G. Website Development – Deferred
- H. Proposed Pet Rules – The West Loch Fairways Pet Rules will be sent to the attorney for final review and if necessary, reworded to comply with Fair Housing Laws.
- I. Status of A'awa Drive Irrigation Valve Replacement for \$602.71 - Completed

NEW BUSINESS

- A. Proposal for Irrigation Pop-up Heads (A'awa to Makaaloa) for \$1,465.97 – RJP Landscape to revise and resubmit proposal

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 8:45 p.m. to discuss legal and personnel issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 8:58 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Tuesday, March 18, 2014 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 9:00 p.m.

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