

**WEST LOCH FAIRWAYS  
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING  
Monday, March 21, 2011  
Asing Park, Ewa Beach**

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

**EXCUSED:** President Bob Hochstein, Treasurer Beverly FeBenito, Directors Mike Nii and Craig Wortham

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

**CALL TO ORDER:** Having determined the presence of a quorum, Vice President Hiltner called the meeting to order at 6: 10 p.m.

**ORDER OF BUSINESS**

**APPROVAL OF MINUTES** – 1) January 24, 2011 Board of Directors' Meeting Minutes - Director Koontz moved and Director Hanson seconded the motion to approve the January 24, 2011 Regular Board of Directors' Meeting minutes as written. Motion passed with unanimous consent.  
2) February 15, 2011 Organizational Meeting Minutes – Director Koontz moved and Director Hanson seconded the motion to approve the minutes of the Organizational Meeting held on Feb. 15, 2011 as written. Motion carried with unanimous approval.

**FINANCIAL REPORT:** Director Ashley moved and Director Koontz seconded the motion to file the financial statements for Nov., Dec. 2010 and Jan. 2011 subject to audit. Motion carried with unanimous consent.

The Board deferred the financial statement for February 2011 until the next meeting.

**REPORTS**

**COMMITTEE REPORT**

- A. Design Committee – Chair Hiltner reported three approved out of three submitted applications.
- B. Newsletter – Director Koontz set the deadline for all articles to be submitted to the Editor as May 10, 2011 for the May issue of the newsletter.
- C. Landscape – Chair Rogers provided a verbal report on landscaping and informed the Board that he will continue to inventory the sprinklers all over West Loch Fairways with F.G. Landscape.
- F. G. Landscape submitted a status report on landscaping and water feature.

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Motion: Secretary Rogers moved and Director Koontz seconded the motion to buy two new water feature pump motors and install the motors at a cost not to exceed \$3,000. Directors Rogers, Koontz and Hanson voted yes; Director Ashley abstained. Motion carried.

- D. Security/Neighborhood Watch – Director Ashley provided a verbal report on Neighborhood Watch.
- E. Social Committee – No one volunteered for this committee.
- F. Ad hoc Committee on Tot Lot Play Area – Ongoing

**UNFINISHED BUSINESS**

- 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 – Project completed
- E. Revised Proposal to Paint the Association Lamp Poles – Deferred
- F. Alert Alarm's Proposal for New Cameras – Deferred
- G. Status of Tot Lot Concrete Area Demo – Director Koontz moved and Secretary Rogers seconded the motion to rescind the motion approving \$2,000 for the Tot Lot concrete area demo and to approve \$4,250 to demolish the Tot Lot concrete area. Motion carried with unanimous consent.
- H. Status of Dead Tree Removal along Cane Haul Road between Lot 256 and Lot 244 – Project completed
- I. Status of Written Consent as of March 18, 2011 - (1) Trash Receptacle: 46.7% in favor; 11% against (2) Vinyl Fence: 50.8% in favor; 7% against (3) Greenway Model Homes 46% in favor; 10% against
- J. Status of Monkeypod Root Removal for 460 (91-1087 A'awa Drive) – Completed
- K. Status of Water Feature Various Repairs for \$1,222.66 - Completed

**NEW BUSINESS**

- A. Board to Ratify Various Storm Related Electrical Repairs for \$621.00 – Secretary

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Rogers moved and Director Koontz seconded the motion to ratify approval for various storm related electrical repairs for \$621.00. Motion passed with unanimous consent.

B. Ratify Approval for Storm Related Tree Pruning and Cleanup for \$6,701.57 – Secretary Rogers moved and Director Koontz seconded the motion to ratify approval for storm related tree pruning and clean-up for \$6,701.57. Motion carried with unanimous approval.

C. Ratify Approval for \$462.03 for Irrigation Repairs near Lot 693 – Secretary Rogers moved and Director Ashley seconded the motion to ratify approval for irrigation repairs near Lot 693 for \$462.03. Motion passed with unanimous consent.

D. Restated DCC&Rs and End Notes – Director Koontz moved and Secretary Rogers seconded the motion to approve the restated documents in the form prepared by the law firm Ekimoto & Morris and to include all floor plans in the End Notes including those not attached or not included in the recorded documents for the project. Motion passed with unanimous approval.


E. Site/Covenant Manager – The Site/Covenant Manager, Robert Allocco, is returning to work on April 1, 2011.

**EXECUTIVE SESSION**

The Board of Directors adjourned to Executive Session at 7:30 p.m. to discuss legal and personnel 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, April 18, 2011 at 6:00 p.m., at Asing Park.

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

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