

**WEST LOCH FAIRWAYS**  
**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING**  
**Monday, March 18, 2013**  
**Asing Park, Ewa Beach**

**PRESENT:** President Bob Hochstein, Treasurer Beverly FeBenito, Secretary John Rogers, Directors Rich Ashley, Craig Wortham and Dominic Sparacio

**EXCUSED:** Vice President Tom Hiltner and Director Mike Nii

**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 6:08 p.m.

**HOMEOWNERS' CONCERNS:** Mr. Richard Houghton (Lot 623) and Ms. Carmel Kapuniai (Lot 573) were at the meeting to observe.

**ORDER OF BUSINESS**

**APPROVAL OF MINUTES** – A) Regular Board of Directors Meeting on Jan. 28, 2013 – President Hochstein moved and Director Wortham seconded the motion to approve the January 28, 2013 Regular Board of Directors' Meeting minutes as written. Directors Hochstein, Wortham, FeBenito, Rogers and Sparacio voted yes; Director Ashley voted no. Motion carried. B) 2013 Annual Meeting Minutes – Director Wortham moved and Director Ashley seconded the motion to approve the February 19, 2013 Annual Meeting minutes as written. Directors Wortham, Ashley, FeBenito, and Sparacio voted yes; Director Rogers abstained. Motion carried. C) 2013 Organizational Meeting Minutes - Director Wortham moved and Director Ashley seconded the motion to approve the February 19, 2013 Organizational Meeting minutes as written. Directors Wortham, Ashley, FeBenito, and Sparacio voted yes; Director Rogers abstained. Motion carried

**FINANCIAL REPORT** – Treasurer FeBenito moved and Secretary Rogers seconded the motion to file the October, November and December 2012 and January and February 2013 financial statements subject to audit. Motion carried with unanimous approval.

Motion: Treasurer FeBenito moved and Director Sparacio seconded the motion to purchase a CD for \$50,000 at the highest available interest rate for a term of six (6) months. 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: Tree tags, special event application, lighting/electrical repairs, irrigation repairs, Bike Path proposals, tree trimming, landscape issues, violations, site and light inspections and meetings with homeowners

Motion: President Hochstein moved and Director Wortham seconded the motion to install three additional rocks by alleyway 21 for \$150.00. Motion carried with unanimous approval.

Motion: Director Wortham moved and Director Ashley seconded the motion to spend \$100 to replace

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the plexiglass cover of the bulletin board. Motion passed with unanimous approval.

**COMMITTEE REPORT**

- A. Design Committee – January and February 2013, 10 submitted, 9 approved and one pending; March 2013, 7 applications were approved.
- B. Newsletter – No report
- C. Landscape – Chair John Rogers provided a brief report. RJP Landscape submitted a written report on landscaping, irrigation and water feature.  
Motion: Committee Chair Rogers moved and Director Wortham seconded the motion to hire RJP Landscape to install tree tags on more than 400 trees for \$200.00. Motion passed with unanimous approval.  
Motion: Chair John Rogers moved and Director Sparacio seconded the motion to approve the proposal of RJP Landscape for two (2) solenoid for \$80.00. Motion passed with unanimous consent.
- 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 – Association attorney will follow up with the City.
- B. Bike Path – Hearing no objections, the Board agreed to review the three (3) proposals and to vote at the April meeting to tear up the Bike Path. The attorney shall inform the City of the Board's plan of action for the Bike Path.
- C. Tree Replacement Removed by the City – No report
- D. Association Lighting Retrofit/LED Lights Relocation – In progress
- E. Electrical Assessment of Circuit Breaker Boxes in Electric Enclosures – In progress
- F. Live Chicken Trapping by Kilauea Pest Control – Dropped from the agenda
- G. Alleyway 21 Topsoil and Turf Renovation for \$197.91– Dropped from the agenda
- H. A'awa Drive Turnaround Soil and Grading Proposal for \$776.63 – Project completed
- I. Status of Coconut Tree Trimming and Replacement with Foxtail Palms - Completed

**NEW BUSINESS**

- A. Proposal for Coconut Tree Removal and Replacement for \$1,251.31 – Secretary Rogers moved and Director Wortham seconded the motion to approve RJP Landscape's proposal for 1,251.31 to remove the coconut tree at A'awa Drive and replace with Foxtail Palm. Motion carried with unanimous approval.
- B. Greenbelt 10 Irrigation Proposal for \$7,189.99 – Deferred
- C. Bike Path Asphalt and Concrete Removal Proposals – Item to be discussed at the April Board meeting.
- D. Special Event Policy of the Association – President Hochstein provided a list of proposed rules for special events at West Loch Fairways park/common areas for Board discussion and action.

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- E. Cane Haul Road Tree Removal for \$1,150 plus tax – Secretary Rogers moved and Director Wortham seconded the motion to approve the removal of the monkeypod tree on Cane Haul Road by Lot 656 for \$1,150 plus tax. Directors Rogers, Wortham and Ashley voted yes; Directors FeBenito and Sparacio voted no. Motion carried.
- F. Sidewalk Repairs – Secretary Rogers moved and Director Ashley seconded the motion to approve Nisa Contractor's proposal for \$5,600 to demolish the cracked sidewalks, remove tree roots and install new sidewalks. Motion carried with unanimous approval.
- G. Waterfall Lighting Capital Expenses – President Hochstein moved and Treasurer FeBenito seconded the motion to approve the proposal of Delta AG to include painting the fixtures not to exceed \$27,000 for water feature lighting. Motion carried with unanimous consent.

**EXECUTIVE SESSION:** The Board of Directors adjourned to Executive Session at 8:03 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 8:35 p.m.

**NEXT MEETING** - The next Regular Board of Directors Meeting is scheduled for Monday, April 15, 2013 at 6:00 p.m. at Asing Park.

**ADJOURNMENT** - There being no further business to discuss, President Hochstein adjourned the meeting at 8:36 p.m.

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