

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Tuesday, March 18, 2014
Asing Park, Ewa Beach

PRESENT: President Bob Hochstein, Secretary John Rogers, Directors Rich Ashley, Craig Wortham, Dominic Sparacio and Yvonne Dembinski

EXCUSED: Vice President Tom Hiltner, Treasurer Beverly FeBenito and 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 6:05 p.m.

HOMEOWNERS' CONCERNS: Chris and Jen Avakian (Lot 713) had comments regarding paint color. Gwen Haugen and Paul Olitsky (Lot 151) asked for clarification on gazebo.

ORDER OF BUSINESS

APPROVAL OF MINUTES

- 1) Jan. 21, 2014 Regular Board Meeting Minutes - Director Ashley moved and Director Wortham seconded the motion to approve the Jan. 21, 2014 Regular Board of Directors' Meeting minutes as written. Motion carried with unanimous consent.
- 2) Feb. 26, 2014 Annual Meeting Minutes - Director Ashley moved and Director Wortham seconded the motion to approve the Feb. 26, 2014 Annual Meeting minutes as written. Directors Ashley, Wortham, Rogers and Dembinski voted yes; Director Sparacio abstained. Motion carried.
- 3) Feb. 26, 2014 Organizational Meeting Minutes - Director Ashley moved and Director Wortham seconded the motion to approve the Feb. 26, 2014 Organizational Meeting minutes as written. Directors Ashley, Wortham, Rogers and Dembinski voted yes; Director Sparacio abstained. Motion carried.

FINANCIAL REPORT – Financial Statements – Hearing no objections, the Board deferred the filing of the January and February 2014 financial statements until the next meeting.

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, tree trimming, meeting with homeowners, photovoltaic panels, landscaping and grounds maintenance, water feature issues and maintenance, sprinkler repairs, citations and inspections

Motion: Secretary Rogers moved and Director Ashley seconded the motion to run one water feature pump subject to RJP Landscape's concurrence and positive feedback and to authorize the same vendor to install an automatic water fill valve. Motion carried with unanimous approval.

Motion: President Hochstein moved and Secretary Rogers seconded the motion to approve \$241 for file cabinets in the guard shack. Motion passed with unanimous consent.

COMMITTEE REPORT

- A. Design Committee – Out of seven submitted, six applications were approved and one application for architect's review.
- 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.
- D. Social Committee – Chair Yvonne Dembinski gave a brief report on the Garage Sale on April 5, 2014.
- E. Ad hoc Committee for Revisions to the DCC&Rs & Design Standards – Board to continue discussion
- F. Ad hoc Committee for Alleyway Repairs – No report

UNFINISHED BUSINESS

- A. Guard Shack – Secretary Rogers moved and Director Wortham seconded the motion to approve the guard shack's Use and Occupancy Agreement with the City. Motion carried with unanimous approval.
- B. Bike Path – The association's attorney will follow up with Corporate Deputy Counsel on the outcome of the Bike Path meeting and will inform the City that the Board will set a date to demolish the Bike Path at the May 2014 meeting.
- C. Tree Replacement by Lot 607 – Secretary Rogers moved and Director Wortham seconded the motion to approve RJP Landscape's proposal to plant a replacement monkeypod tree by Lot 607 for \$1,848.17. Motion carried with unanimous consent
- D. Galvanized Electric Boxes – President Hochstein moved and Director Ashley seconded the motion to authorize the association attorney to follow-up with the manufacturer regarding warranty for galvanized electric boxes. Motion passed with unanimous approval.
- E. Bike Path Demolition Proposals – Deferred until May 2014
- F. Status of Bike Path Eucalyptus tree pruning for \$811.52 – Pruning to be scheduled
- G. Website Development – Deferred
- H. Pet Rules – Secretary Rogers moved and Director Ashley seconded the motion to accept the changes made by the attorney and to finalize the Pet Rules for mailing to all owners of West Loch Fairways. Directors Rogers, Ashley, Sparacio and Dembinski voted

**West Loch Fairways Association
Regular Board of Directors' Meeting Minute
March 18, 2014 Page 3**

yes; Director Wortham abstained. Motion carried.

- I. Removal of Bestill and Hale Koa Trees by Lots 102 and 146 for \$3,246.07 – Completed

NEW BUSINESS

- A. Proposal to Remove Hollow Coconut Tree by Aawa and Anaunau – Secretary Rogers moved and Director Wortham seconded the motion to remove the hollow coconut tree by Aawa and Anaunau and to replace with foxtail palm in the same area for \$1,047.12. Motion carried with unanimous approval.

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 8:35 p.m. to discuss legal 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, April 15, 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.