

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Monday, April 18, 2011
Asing Park, Ewa Beach

PRESENT: President Bob Hochstein, Secretary John Rogers, Treasurer Beverly FeBenito, Directors Rich Ashley, Rick Hanson, Tom Koontz and Craig Wortham

EXCUSED: Vice President Tom Hiltner and Director Mike Nii

BY-INVITATION: Property 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: 02 p.m.

ORDER OF BUSINESS

APPROVAL OF MINUTES – Director Koontz moved and Director Hanson seconded the motion to approve the March 21, 2011 Regular Board of Directors' Meeting minutes as written. Motion passed with unanimous consent.

SITE/COVENANT MANAGER'S REPORT – Site/Covenant Manager Robert Allocco provided a written site management report and violations log to all Board members present at this meeting and the Property Manager. He reported on the following items: violations; sprinklers; light pole labels; light fixture cover and cell phone tower. The Site Manager will solicit a proposal to spot spray the wall with pesticide on Fort Weaver Road.

President Hochstein announced a change in the order of business to take up an item in the agenda that was postponed earlier-- the Treasurer's financial report.

FINANCIAL REPORT – Treasurer FeBenito gave a brief verbal report on the March 2011 financial statement.

Motion: Treasurer FeBenito moved and Director Wortham seconded the motion to file the financial statements for February and March 2011 subject to audit. Motion carried with unanimous approval.

COMMITTEE REPORT

- A. Design Committee – Committee Member Ashley reported two approved out of two submitted applications.
- B. Newsletter – The deadline for newsletter articles is on May 10, 2011.
- C. Landscape – Chair Rogers moved and Director Wortham seconded the motion to ask Terry Davis of F.G. Landscape to inspect the irrigation system and submit a report of his findings with his recommendation to the Board within 60 days. Motion carried with unanimous approval. F.G. Landscape submitted a status report on landscaping and water feature.
- D. Security/Neighborhood Watch – Director Ashley provided a verbal report on Neighborhood Watch.
- E. Social Committee – No one volunteered for this committee.

**West Loch Fairways Association
Regular Board of Directors' Meeting Minute
April 18, 2011 Page 2**

- F. Ad hoc Committee on Tot Lot Play Area – The Board deferred approval of the additional amount of \$1,376.97 for sod grass due to revised measurement of the Tot Lot area from 740 sq. ft. to 1,140 sq. ft. until F.G. Landscape has made the adjustment to completely cover the area with sod grass.

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 – Project completed
- D. Proposal to Paint the Association Lamp Poles – Deferred
- E. Alert Alarm's Proposal for New Cameras – President Hochstein moved and Director Koontz seconded the motion to approve the proposal of Alert Alarm of Hawaii dated **August 3, 2010** for one PTZ dome camera with environmental pendant, one fiber module transmitter and receiver, one PTZ keyboard, mounting brackets, power supply and three (3) years repair agreement for \$8,011.51 and approximately \$2,100 plus tax for fiber optic system installation by Henkels and McCoy with the project **not** to exceed \$11,518.32, subject to the PTZ keyboard being compatible with the current PTZ camera. Directors Hochstein, Koontz, FeBenito, Ashley, Wortham and Koontz voted yes; Director Rogers voted no. Motion carried.
- F. Status of Written Consent as of April 18, 2011: (1) Trash Receptacle: 50.83% in favor; 12.64% against (2) Vinyl Fence: 55% in favor; 8.19% against (3) Greenway Model Homes 50.56% in favor; 11.53% against
Since majority approval was obtained, the Association attorney was advised to include the three amendments to the restated DCC&Rs.

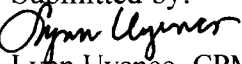
NEW BUSINESS

- A. Ratify Approval for the Guard Shack Air Conditioning Unit – Director Koontz moved and Director Hanson seconded the motion to ratify approval for a new air conditioning unit in the guard shack for \$471.20. Motion carried with unanimous consent.

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, May 16, 2011 at 6:00 p.m., at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 7:50 p.m.

Submitted by:

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