

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Monday, April 16, 2012
Asing Park, Ewa Beach

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

EXCUSED: President Bob Hochstein 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, Vice President Hiltner called the meeting to order at 6:03 p.m.

ORDER OF BUSINESS

GUESTS: Councilmember Tom Berg and Ms. Celeste Lacuesta (Legislative Liaison in Tom Berg's office) were invited by the Board to ask for their assistance regarding Bike Path issues, replacement of trees by the City and continuous supply of recycled water for irrigation.

APPROVAL OF MINUTES – Director Wortham moved and Director Koontz seconded the motion to approve the March 19, 2012 Regular Board of Directors' Meeting minutes with the following correction: Page 1, under Site/Covenant Manager's report, delete entire second paragraph since the project was completed. Motion carried with unanimous consent.

FINANCIAL REPORT – Treasurer FeBenito moved and Director Wortham seconded the motion to file the financial statement for March 2012 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: meter enclosures/boxes, moss rock wall repairs, cameras, irrigation survey, storm drains, concrete trash can, tree trimming and sprinkler repairs.

COMMITTEE REPORT

- A. Design Committee – Seven applications were approved.
- B. Newsletter – No report
- C. Landscape – Chair John Rogers provided a short verbal report on the status of irrigation repairs. RJP Landscape provided a written report on landscaping and water feature.
- D. Security/Neighborhood Watch – Director Wortham moved and Director Hanson seconded the motion to eliminate the Security/Neighborhood Watch Committee. Directors Wortham, Hanson, FeBenito and Rogers voted yes; Director Koontz voted no; Director Ashley abstained. Motion carried.
- E. Social Committee – No one volunteered for this committee.

- F. Ad hoc Committee for Revisions to the DCC&Rs & Design Standards – No report

UNFINISHED BUSINESS

- A. Guard Shack – The Board is waiting for a signed use agreement for the guard shack from the City.
- B. Bike Path – Issues discussed with Councilmember Tom Berg
- C. Sign for the Bike Path – Held in abeyance by the Board as of Dec. 1, 2011.
- D. Tree Replacement by the City – The attorney is reviewing the DCC&Rs and/or Articles of Incorporation for pertinent or applicable provisions that will require the City to replace the trees the City removed at West Loch Fairways and the options and remedies available to the Association regarding this matter.
- E. Trash Can Replacement – Completed
- F. New Meter Enclosure Units – In progress
- G. Moss Rock Wall Repair/Variou Areas – Project completed
- H. Proposals for Water Feature Lighting Upgrade – Waiting for additional proposals
- I. Radar Speed Limit Sign – Deferred
- J. Alleyway Repairs - Deferred

NEW BUSINESS

- A. Board to Ratify \$818.27 for Emergency Irrigation Repairs – Secretary Rogers moved and Director Wortham seconded the motion to ratify the Board approval for \$818.27 for emergency irrigation repairs. Motion carried with unanimous consent.
- B. Proposal for \$3,879.78 for Greenbelt 11 Irrigation Retrofit – Disapproved; list item under future project/preventive maintenance
- C. Proposal for \$4,975.84 for Greenbelt 13 Irrigation Retrofit – Secretary Rogers moved and Director Wortham seconded the motion to approve the proposal for \$4,975.84 for greenbelt 13 irrigation retrofit. Motion passed with unanimous approval.
- D. Proposals A or B for Two Eucalyptus Trees on the Bike Path – Director Koontz moved and Director Ashley seconded the motion to approve proposal A for \$1,759.16 to install root barriers on two Eucalyptus trees on the slope behind lots 238 and 239. Motion carried with unanimous approval.

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- E. Proposal for \$543.57 for Valve Replacement near Lot 669 – Director Koontz moved and Director Wortham seconded the motion to approve the proposal for \$543.57 to replace the valve near lot 669. Motion passed with unanimous consent.

The Board agreed to suspend the rules and deviate from the agenda to talk about various issues with Councilmember Tom Berg. Bike Path issues, recycled water and tree replacement were discussed. The legal liaison for Tom Berg's office, Ms. Celeste Lacuesta will contact the Department of Forestry and Department of Facility Maintenance to ask for assistance in replacing the trees.

EXECUTIVE SESSION The Board of Directors adjourned to Executive Session at 8:45 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 9:00 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Monday, May 21, 2012 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, Vice President Hiltner adjourned the meeting at 9:02 p.m.

Submitted by:



Lynn Uyenco, CPM®, CMCA®

Vice President

Hawaii First Inc.