

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Monday, April 22, 2013
Asing Park, Ewa Beach

PRESENT: President Bob Hochstein, Vice President Tom Hiltner, Secretary John Rogers, Directors Rich Ashley, Craig Wortham and Dominic Sparacio

EXCUSED: Treasurer Beverly FeBenito 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 6:02 p.m.

HOMEOWNERS' CONCERNS: Mr. and Mrs. Tom Evans (Lot 599) had comments regarding owner notification. Ms. Carmel Kapuniai (Lot 573) inquired on parking issue. Ms. Janey Moon-Stanich (Lot 718) brought up noise and speeding on A'awa Drive.

ORDER OF BUSINESS

APPROVAL OF MINUTES – Director Wortham moved and Secretary Rogers seconded the motion to approve the March 18, 2013 Regular Board of Directors' Meeting minutes as written. Motion carried with unanimous consent.

FINANCIAL REPORT

A) March 2013 Financial Statement – President Hochstein moved and Director Rogers seconded the motion to defer the March 2013 financial statement until the next Board meeting. Motion passed with unanimous approval.

B) CD Maturing on May 29, 2013 – Secretary Rogers moved and Director Wortham seconded the motion to rollover or re-invest the \$75,343 CD that is maturing on May 29, 2013 for six months at the highest interest rate. 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: Landscaping; meter enclosures; towed car; tree trimming; meetings with homeowners; lighting/electrical repairs; irrigation repairs; violations; site and light inspections

COMMITTEE REPORT

- A. Design Committee – The three (3) applications that were submitted 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 approve the proposal of Delta AG to replace the water feature skimmer pump for \$950. Motion passed with

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unanimous consent.

Motion: Chair John Rogers moved and Director Wortham seconded the motion to authorize the purchase of an irrigation T-wrench for the association not to exceed \$100.00. Motion passed with unanimous approval.

Motion: Chair John Rogers moved and Director Wortham seconded the motion to approve the proposal of RJP Landscape for \$7,267.37 for Greenbelt 10 for capital replacement of irrigation components. 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 – Legal opinion was discussed under Executive Session.

F. Ad hoc Committee for Alleyway Repairs – No report

UNFINISHED BUSINESS

A. Guard Shack – The City representatives of various departments met on April 22, 2013 to discuss the Bike Path and guard shack.

B. Bike Path – The Board is waiting to hear the outcome of the meeting on April 22, 2013 from the City representative.

C. Tree Replacement Removed by the City – Community Association Manager Uyenco to send a letter and photos to Parks and Recreation (cc: Ron Menor) regarding tree replacement.

D. Association Lighting Retrofit/LED Lights Relocation – Project completed

E. Electrical Assessment of Circuit Breaker Boxes in Electric Enclosures – Site Manager Allocco provided a status report on corroding meter boxes.

F. Status of Coconut Tree Removal and Replacement for \$1,251.31 – Completed

G. Bike Path Demolition Proposals – Deferred

H. Association Policy/Special Events – Discussion and research to continue

I. Status of Cane Haul Road Tree Removal near Lot 656 for \$1,150 – In progress

J. Status of Sidewalk Repairs – Project completed

K. Status of Water Feature Lighting/Capital Expenses for \$27,000 – Materials ordered

NEW BUSINESS

A. RJP Landscape Proposals for Tree Pruning and Tree Removal near Lot 244 - Deferred

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 8:23 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 8:59 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Monday, May 20, 2013 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®
Vice President
Hawaii First Inc.