

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Tuesday, April 15, 2014
Asing Park, Ewa Beach

PRESENT: President Bob Hochstein, Treasurer Beverly FeBenito, Directors Rich Ashley, Craig Wortham and Yvonne Dembinski

EXCUSED: Vice President Tom Hiltner, Secretary John Rogers, Directors Mike Nii and Dominic Sparacio

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 6:12 p.m.

ORDER OF BUSINESS

APPROVAL OF MINUTES – Director Wortham moved and Director Ashley seconded the motion to approve the March 18, 2014 Regular Board of Directors' Meeting minutes with the following correction: Page 1 under Site/Covenant Manager's Report, \$241 was the cost to move the file cabinets in the guard shack. Motion carried with unanimous consent.

FINANCIAL REPORT: 1) Financial Statements - Treasurer FeBenito moved and President Hochstein seconded the motion to file the January, February and March 2014 financial statements subject to audit. Motion passed with unanimous approval.
2) CD Maturing on April 30, 2014 for \$50,000 – Treasurer FeBenito moved and President Hochstein seconded the motion to re-invest the maturing CD for \$50,000 at the highest interest rate for 12 months. Motion carried 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 and Community Association Manager. He reported on the following items: irrigation repairs, tree trimming, meeting with homeowners, landscaping and grounds maintenance, signs, association lights, citations and inspections

Motion: President Hochstein moved and Director Wortham seconded the motion to authorize the Site/Covenant Manager to purchase two four-drawer file cabinets not to exceed \$750.00. Motion passed with unanimous consent.

Motion: President Hochstein moved and Director Wortham seconded the motion to approve the proposal of Paradise Handyman for \$498.35 to sand and paint the pump room door. Motion carried with unanimous approval.

COMMITTEE REPORT

- A. Design Committee – Nine applications approved and one disapproved out of 10 submitted.
- B. Newsletter – No report
- C. Landscape - RJP Landscape submitted a report on landscaping, irrigation and water

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feature.

- D. Social Committee – Chair Yvonne Dembinski reported on garage sale and future events.
- 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 – Waiting for the City to sign the Use and Occupancy Agreement
- 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. Status of Tree Replacement by Lot 607 – Completed
- D. Galvanized Electric Boxes – This matter is with the attorney.
- E. Bike Path Demolition Proposals – Deferred until May 2014
- F. Status of Bike Path Eucalyptus tree pruning for \$811.52 - Completed
- G. Website Development – Deferred
- H. Status of Coconut Tree Removal and Replacement for \$1,047.12 – Completed

NEW BUSINESS

- A. Proposal to Replace Valve #23 – President Hochstein moved and Director Wortham seconded the motion to approve RJP Landscape's proposal to replace valve #23 and rotor head for \$550.76. Motion carried with unanimous approval.

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 7:20 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 7.34 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Tuesday, May 20, 2014 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 7:35 p.m.

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