

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Monday, May 16, 2011
Asing Park, Ewa Beach

PRESENT: President Bob Hochstein, Directors Mike Nii, Rich Ashley, Rick Hanson, Tom Koontz and Craig Wortham

EXCUSED: Vice President Tom Hiltner, Secretary John Rogers and Treasurer Beverly FeBenito

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: 00 p.m.

ORDER OF BUSINESS

APPROVAL OF MINUTES – Director Hanson moved and Director Ashley seconded the motion to approve the April 18, 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: abandoned vehicles, sprinklers; light poles; cameras and Tot Lot.

FINANCIAL REPORT – Hearing no objections, the Board deferred filing the April 2011 financial statement until the next Board meeting.

COMMITTEE REPORT

- A. Design Committee – Committee Member Ashley reported that for April and mid-May 2011, 10 applications were approved and one application was disapproved.
- B. Newsletter – Waiting for more articles for the newsletter.
- C. Landscape – F.G. Landscape provided a written report on landscaping and water feature.
- D. Security/Neighborhood Watch – Chair Nii provided a report and stated that more participating volunteers are needed for Neighborhood Watch.
- E. Social Committee – No one volunteered for this committee.
- F. Ad hoc Committee on Tot Lot Play Area – Director Koontz moved and Director Wortham seconded the motion to approve \$1,908.28 for sod due to the revised measurement of the Tot Lot area from 740 to 1,140 square feet. Directors Koontz, Wortham, Nii and Hanson voted yes; Director Ashley voted no. Motion carried.

Motion: Director Ashley moved and Director Koontz seconded the motion to withhold

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payment of \$531.31 to F.G. Landscape until the Site Manager, Robert Allocco, has signed off on the completed Tot Lot project. Motion carried with unanimous approval.

President Hochstein announced a change in the order of business to take up a prior item in the agenda—Homeowners' Concerns.

Homeowners' Concerns – Ms. Lynn Delahunty of Lot 151 was at the meeting to find out the status of her design application.

UNFINISHED BUSINESS

- A. Guard Shack Agreement – Waiting for the City to sign the agreement
- B. Bike Path – Waiting for the City's survey to be completed
- C. Proposal to Paint the Association Lamp Poles – Deferred
- D. Status of New Camera – In progress

NEW BUSINESS

- A. Proposal for \$2,745.55 for Irrigation Upgrade, Alleyway 17 & 13 – Director Koontz moved and Director Wortham seconded the motion to approve the proposal submitted by F.G. Landscape for \$2,745.55 for irrigation in alleyway 17 and 13. Motion passed by unanimous approval.
- B. Proposal to Remove Dead Eucalyptus Tree behind Lot 241 for \$375 - President Hochstein moved and Director Ashley seconded the motion to approve the removal of a dead Eucalyptus tree behind Lot 241 for \$375 plus tax. Motion carried with unanimous consent.

Item 2, \$675 for pruning monkeypod at the end of A'awa Drive and Item 3 for removing large limbs that are leaning on coconut trees for \$465 as stated in F.G. Landscape's proposal dated May 9, 2011 - Deferred pending result of research by the Landscape Committee Chair.
- C. Proposal for Exterior Wall Spraying with Herbicide along Fort Weaver Rd. for \$235.60 – President Hochstein moved and Director Wortham seconded the motion to approve the proposal for herbicide spraying of the exterior wall along Fort Weaver Rd. for \$235.60. Motion carried with unanimous approval.
- D. Ratify Approval for \$391.50 for Various Electrical Repairs and Globe Cleaning – President Hochstein moved and Director Koontz seconded the motion to ratify approval for various electrical repairs and globe cleaning for \$391.50. Motion passed by unanimous consent.

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- E. New Signs for Common Areas – President Hochstein moved and Director Nii seconded the motion to order and install one sign at each park (Copy: Use of this Park is for West Loch Fairways Residents only) and one “No Soliciting” sign underneath the surveillance video sign at the entrance to West Loch Fairways in the same color scheme as the video sign not to exceed \$1,000 for all three signs. Motion carried with unanimous approval.

EXECUTIVE SESSION The Board of Directors adjourned to Executive Session at 7:00 p.m. to discuss legal and personnel issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 7:10 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Monday, June 20, 2011 at 6:00 p.m., at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 7:15 p.m.

Submitted by:



Lynn Uyeno, CPM®, CMCA®

Vice President

Hawaii First Inc.