

**WEST LOCH FAIRWAYS**  
**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING**  
**Monday, May 21, 2012**  
**Asing Park, Ewa Beach**

**PRESENT:** President Bob Hochstein, Treasurer Beverly FeBenito, Rick Hanson, Tom Koontz and Craig Wortham

**EXCUSED:** Vice President Tom Hiltner, Secretary John Rogers 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 6:01 p.m.

**ORDER OF BUSINESS**

**HOMEOWNERS' CONCERNS:** Mr. and Mrs. Miguel Uytiepo of Lot 245 had questions regarding the cellular tower. Hale Kipa, Lots 671 and 672, represented by Leianne Nagum, Mike Campbell and Jaque Kelley-Uyeoka, discussed Hale Kipa's residents. Ms. Mildred Agsalud of Lot 217, Mr. Radegundis Agsalud of Lot 209, Mr. and Mrs. Michael Preston of Lot 647 and Mr. Dan Lyman of Lot 219 were at the meeting regarding violations.

**GUEST:** Ms. Celeste Lacuesta, Legislative Liaison for Councilmember Tom Berg, gave a short report on R1 water and other issues.

**APPROVAL OF MINUTES** – Director Wortham moved and Director Koontz seconded the motion to approve the April 16, 2012 Regular Board of Directors' Meeting minutes as written. Motion carried with unanimous consent.

**FINANCIAL REPORT** – 1) Director Wortham moved and Director Ashley seconded the motion to file the financial statement for April 2012 subject to audit. Motion carried with unanimous approval. 2) Treasurer FeBenito moved and Director Wortham seconded the motion that in lieu of the maturing CD on May 29, 2012, to authorize Hawaii First to purchase a new CD for \$75,000 for a term of 12 months. 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: irrigation survey; irrigation line break, meter enclosures/boxes, storm drain repair, light pole inspection, stray dog and sprinkler repairs.

The Board authorized the managing agent to send a letter about speed bumps and invoice the City for water line repairs.

**COMMITTEE REPORT**

- A. Design Committee – Nine submitted applications were approved.
- B. Newsletter – No report
- C. Landscape – Chair John Rogers provided a short verbal report. RJP Landscape provided a

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written report on landscaping and water feature.

- D. Social Committee – No one volunteered for this committee.
- E. 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 – Waiting for resolution of easement and maintenance issues
- 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. New Meter Enclosure Units – In progress
- F. Proposals for Water Feature Lighting Upgrade – Waiting for additional proposals
- G. Radar Speed Limit Sign – Deferred
- H. Alleyway Repairs – Deferred
- I. Status of \$4,975.84 for Greenbelt 13 Irrigation Retrofit – Completed
- J. Status of \$1,759.16 Root Barrier Installation for two Eucalyptus Trees/Lots 238 and 239 – Completed
- K. Status of \$543.57 Valve Replacement near Lot 669 - Completed

**NEW BUSINESS**

- A. Ratify Approval for Lot 711 Emergency Irrigation Repairs for \$913.42 – Treasurer FeBenito moved and Director Koontz seconded the motion to ratify approval for Lot 711 emergency irrigation repairs for \$913.42. Motion passed with unanimous consent.

**EXECUTIVE SESSION** The Board of Directors adjourned to Executive Session at 7:47 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 8:45 p.m.

**NEXT MEETING** - The next Regular Board of Directors Meeting is scheduled for Monday, June 18, 2012 at 6:00 p.m. at Asing Park.

**ADJOURNMENT** - There being no further business to discuss, President Hochstein adjourned the meeting at 8:50 p.m.

Submitted by:



Lynn Uyenco, CPM®, CMCA®

Vice President

Hawaii First Inc.