

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Monday, May 20, 2013
Asing Park, Ewa Beach

PRESENT: President Bob Hochstein, Treasurer Beverly FeBenito, Directors Rich Ashley, Craig Wortham and Dominic Sparacio

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 6:06 p.m.

GUESTS: Ms. Leianne Nagum and Mr. Alike Campbell was at the meeting to inform the Board about Hale Kipa's transitional housing.

HOMEOWNERS' CONCERNS: Mr. and Mrs. Tom Evans (Lot 599) were following up on a Board action item. Mr. Tauileva Savusa (Lot 244) had a question regarding trees.

ORDER OF BUSINESS

APPROVAL OF MINUTES – Director Wortham moved and President Hochstein seconded the motion to approve the April 22, 2013 Regular Board of Directors' Meeting minutes as written. Directors Hochstein, Wortham, Ashley and Sparacio voted yes; Director FeBenito abstained. Motion carried.

FINANCIAL REPORT – Treasurer FeBenito moved and Director Wortham seconded the motion to file the March and April 2013 financial statements subject to audit. Motion passed 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: Electrical repairs; tree trimming; sprinkler repairs; photos of common areas for tree replacement; green waste removal issues; parking; electrical box; meeting with homeowners; site inspections

COMMITTEE REPORT

- A. Design Committee – Out of 10 submitted applications, seven (7) were approved and three (3) were disapproved.
- B. Newsletter – No report
- C. Landscape – Director Ashley told the Board about the plants growing in the moss rock wall cracks and crevices that have not been removed. RJP Landscape submitted a written report on landscaping, irrigation and water feature.
- D. Social Committee – No one volunteered for this committee.
- E. Ad hoc Committee for Revisions to the DCC&Rs & Design Standards – Discussion of

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legal opinion deferred

- F. Ad hoc Committee for Alleyway Repairs – No report

UNFINISHED BUSINESS

- A. Guard Shack – Waiting for the result of the meeting of City representatives regarding the guard shack and the Bike Path
- B. Bike Path – Waiting to hear the outcome of the meeting of City department representatives
- C. Tree Replacement Removed by the City – City to respond to the letter and photos mailed to Parks and Recreation (cc: Ron Menor) regarding tree replacement
- D. Electrical Assessment of Circuit Breaker Boxes in Electric Enclosures/Metal Enclosures – In progress
- E. Bike Path Demolition Proposals – Deferred
- F. Association Policy/Special Events – Director Wortham moved and Director Sparacio seconded the motion to disapprove effective immediately any request or application to hold a special event at a common area. Motion carried with unanimous approval.
- G. Status of Cane Haul Road Tree Removal near Lot 656 for \$1,150 – Completed
- H. Status of Greenbelt 10 Irrigation Repairs for \$7,267.37 – In progress
- I. Status of Water Feature Lighting/Capital Expenses for \$27,000 – Materials ordered
- J. Tree Removal and Pruning near Lot 244 – President Hochstein moved and Director Wortham seconded the motion to accept the arborist's recommendation to remove the Lemon Eucalyptus tree and replace it with Silver Trumpet tree, prune the Rainbow Eucalyptus and reduce the canopy of the Lemon Eucalyptus tree near Lot 244 not to exceed \$2,270.00. Motion carried with unanimous approval.

NEW BUSINESS

- A. Board to Approve the Invoice of RJP Landscape for \$418.85 – Director Wortham moved and President Hochstein seconded the motion to approve the bill for \$418.85 to remove tree limbs from the common area. Motion passed with unanimous approval.

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 7:15 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 8:25 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Tuesday, June 18, 2013 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 8:26 p.m.

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