

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Tuesday, May 20, 2014
Asing Park, Ewa Beach

PRESENT: Vice President Tom Hiltner, Treasurer Beverly FeBenito, Secretary John Rogers, Directors Rich Ashley, Dominic Sparacio and Yvonne Dembinski

EXCUSED: President Bob Hochstein, Directors Mike Nii and Craig Wortham

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, Vice President Hiltner called the meeting to order at 6:15 p.m.

ORDER OF BUSINESS

HOMEOWNER'S CONCERNS: Mr. and Mrs. John Girangaya (Lot 330) had comments regarding pets and other issues. Having heard the owner's report on vehicle break-in, Vice President Hiltner assigned the Site Covenant Manager to call the Honolulu Police Department to provide the latest crime statistics.

APPROVAL OF MINUTES – Director Dembinski moved and Director Ashley seconded the motion to approve the April 15, 2014 Regular Board of Directors' Meeting minutes as written. Motion carried with unanimous consent.

FINANCIAL REPORT: Treasurer FeBenito moved and Director Ashley seconded the motion to file the April 2014 financial statement 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: irrigation repairs, guard shack, water feature, light pole inspection, meeting with painters, chicken complaints, meeting with homeowners, landscaping and grounds maintenance, citations and inspections

COMMITTEE REPORT

- A. Design Committee – Seven applications approved out of seven submitted.
- B. Newsletter – No report
- C. Landscape - RJP Landscape submitted a report on landscaping, irrigation and water feature. Chair John Rogers provided a brief verbal report.
- D. Social Committee – Brief oral report by Chair Yvonne Dembinski
- 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 – Association's attorney to continue to follow up with the City's deputy counsel
- C. Galvanized Electric Boxes – This matter is with the attorney.
- D. Bike Path Demolition Proposals – Deferred until June 2014
- E. Website Development – Deferred
- F. Status of Irrigation Valve #23 Replacement for \$550.76 – In progress

NEW BUSINESS

- A. Lamp Pole Painting Proposals – Deferred
- B. Ratify Approval for \$1,647.04 for Irrigation Repairs – Treasurer FeBenito moved and Secretary Rogers seconded the motion to ratify approval for various irrigation repairs for \$1,647.04. Motion carried with unanimous consent.
- C. Power of Attorney Resolution – Hearing no objections, the Board approved the resolution authorizing Ekimoto & Morris LLLC to sign notices of liens, releases of liens and foreclosure documents on behalf of the Association effective May 20, 2014.

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 8:02 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 8:36 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Tuesday, June 17, 2014 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, Vice President Hiltner adjourned the meeting at 8:37 p.m.

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