

**WEST LOCH FAIRWAYS**  
**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING**  
**Monday, June 20, 2011**  
**Asing Park, Ewa Beach**

**PRESENT:** President Bob Hochstein, Vice President Tom Hiltner, Secretary John Rogers and Treasurer Beverly FeBenito, Directors Rich Ashley and Craig Wortham

**EXCUSED:** Directors Mike Nii, Rick Hanson and Tom Koontz

**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: 09 p.m.

**ORDER OF BUSINESS**

**HOMEOWNERS' CONCERNS:** Ms. Yvonne Dembinski of Lot 396 was at the meeting to observe. Ms. Laverne Ah Siu-Gaviola of Lot 368 summarized her appeal on a fence issue.

**APPROVAL OF MINUTES** – Director Ashley moved and Director Wortham seconded the motion to approve the May 16, 2011 Regular Board of Directors' Meeting minutes as written. Directors Ashley, Wortham and Rogers voted yes; Director Hiltner abstained. Motion carried.

**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: status of camera, meetings with owners, car vandalism, street sweepers, trash cans, lights, sprinklers, graffiti, storm drain, lost dog, tree trimming and landscape issues.

**FINANCIAL REPORT** – Hearing no objections, the Board deferred filing the April and May 2011 financial statements until the next Board meeting.

**COMMITTEE REPORT**

A. Design Committee – Chair Hiltner reported that out of three applications submitted, one application was approved and two applications were disapproved.

Motion: Chair Hiltner moved and Director Wortham seconded the motion to accept the Design Committee's recommendation to rescind the disapproval of the application of Lot 368 and to approve the application of Lot 368. Motion carried with unanimous consent.

B. Newsletter – Waiting for more articles for the newsletter.

C. Landscape – Chair Rogers gave a brief verbal report. F.G. Landscape provided a written report on landscaping and water feature.

D. Security/Neighborhood Watch – No report

E. Social Committee – No one volunteered for this committee.

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F. Ad hoc Committee on Tot Lot Play Area – In progress

**UNFINISHED BUSINESS**

- A. Guard Shack Agreement – Waiting for the City to sign the agreement
- B. Bike Path – The Board, through the Property Manager, will ask the attorney to do another follow up with the City due to landscaping issues.
- C. Proposal to Paint the Association Lamp Poles – Deferred
- D. Status of New Camera – In progress
- E. Proposal for \$2,745.55 for Irrigation Upgrade, Alleyway 17 &13 – In progress
- F. Proposal to Remove Dead Eucalyptus Tree behind Lot 241 for \$375 – Project completed
- G. Proposals from F.G. Landscape for pruning a monkeypod tree at the end of A'awa Drive for \$675 and \$465 to remove the large limbs of another tree that are leaning on coconut trees – President Hochstein moved and Director Wortham seconded the motion to approve up to \$1,200 for A'awa Drive monkeypod pruning and to remove the large limbs that are leaning on coconut trees subject to the result of the tree inspection. Directors Hochstein, Wortham, Hiltner, FeBenito and Rogers voted yes; Director Ashley voted no. Motion carried.
- H. Status of Exterior Wall Spraying with Herbicide along Fort Weaver Rd. for \$235.60 – Project completed
- I. Status of Additional Sod for Tot Lot for \$531.31 – Ongoing
- J. Status of New Signs for Common Areas – Project completed

**NEW BUSINESS**

- A. Eucalyptus Tree Vandalism – The five Eucalyptus trees belong to the City; the Site Manager will report the tree vandalism to the City.
- B. Irrigation Head Relocation for \$80 per Lamp Pole – Deferred pending a detailed proposal and sketch of a typical relocation of the sprinkler from F.G. Landscape
- C. Concrete Drain Repairs by Nisa Contractor for \$1,500 – President Hochstein moved and Director Wortham seconded the motion to pre-approve Nisa's proposal for \$1,500 to repair the concrete drain subject to verification of drain ownership and if the City does not fix the defective drain. Directors Hochstein, Wortham, Hiltner, Rogers and Ashley; Director FeBenito voted no. Motion carried.

**EXECUTIVE SESSION** The Board of Directors adjourned to Executive Session at 7:45 p.m. to

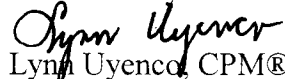
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discuss legal and personnel issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 8:35 p.m.

**NEXT MEETING** - The next Regular Board of Directors Meeting is scheduled for Monday, July 18, 2011 at 6:00 p.m., at Asing Park.

**ADJOURNMENT** - There being no further business to discuss, President Hochstein adjourned the meeting at 8:35 p.m.

Submitted by:



Lynn Uyenco, CPM®, CMCA®

Vice President

Hawaii First Inc.