

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Monday, June 18, 2013
Asing Park, Ewa Beach

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

EXCUSED: Vice President Tom Hiltner and Secretary John Rogers

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 6:00 p.m.

HOMEOWNERS' CONCERNS: The following owners were in attendance due to the pit bull incident: Ms. Lolita James (Lot 70); Ms. Caroline Spencer (Lot 559); Ms. Donna Orr (Lot 140); Ms. Carmellia Wortham (Lot 147); Ms. Lisa Kesterson (Lot 681); Mr. and Mrs. Jaime Kelly (Lot 682); Mr. Tony Tarrant (Lot 315); Mr. and Mrs. Roy Sugita (Lot 649) inquired on photovoltaic system.

ORDER OF BUSINESS

APPROVAL OF MINUTES – Director Wortham moved and Director Sparacio seconded the motion to approve the May 20, 2013 Regular Board of Directors' Meeting minutes as written. Motion carried with unanimous approval.

FINANCIAL REPORT – Treasurer FeBenito moved and Director Wortham seconded the motion to file the May 2013 financial statement subject to audit. 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 and Community Association Manager. He reported on the following items: garage doors, meter enclosures, alleyways, guest parking stalls, sprinkler repairs; lighting, meeting with homeowners; site inspections

COMMITTEE REPORT

- A. Design Committee – No report; the committee will schedule a meeting.
- B. Newsletter – No report
- C. Landscape – 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 legal opinion deferred

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- F. Ad hoc Committee for Alleyway Repairs – Several alleyway sections need repairs.

UNFINISHED BUSINESS

- A. Guard Shack – City to provide a user agreement
- B. Bike Path – President Hochstein moved and Director Ashley seconded the motion to authorize the Site Manager to install post and chain with reflectors to close the Bike Path not to exceed \$800. Motion carried with unanimous approval.
- 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. Electric Metal Boxes – Referred to the attorney
- E. Bike Path Demolition Proposals – Deferred
- F. Status of Greenbelt 10 Irrigation Repairs for \$7,267.37 – Completed
- G. Status of Water Feature Lighting/Capital Expenses for \$27,000 – Materials shipped
- H. Tree Removal and Pruning near Lot 244 – In progress

NEW BUSINESS

- A. RJP Landscape's Proposal for \$1,422.66 for Various Irrigation Repairs – President Hochstein moved and Treasurer FeBenito seconded the motion to approve RJP Landscape's irrigation repair proposal for \$1,422.66. Motion passed with unanimous approval.

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 7:45 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 8:40 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Tuesday, July 16, 2013 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 8:45 p.m.

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