

**WEST LOCH FAIRWAYS**  
**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING**  
**Tuesday, June 17, 2014**  
**Asing Park, Ewa Beach**

**PRESENT:** President Bob Hochstein, Treasurer Beverly FeBenito, Secretary John Rogers, Directors Rich Ashley, Mike Nii, Craig Wortham, Dominic Sparacio and Yvonne Dembinski

**EXCUSED:** Vice President Tom Hiltner

**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, President Hochstein called the meeting to order at 6:00 p.m.

**ORDER OF BUSINESS**

**HOMEOWNER'S CONCERNS:** Mr. Herminio Martinez (Lot 237) had comments regarding photovoltaic system and trees.

**APPROVAL OF MINUTES** – Secretary Rogers moved and Director Sparacio seconded the motion to approve the May 20, 2014 Regular Board of Directors' Meeting minutes as written. Motion carried 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: irrigation repairs, guard shack, water feature, light pole proposals, meeting with homeowners, landscaping and grounds maintenance, citations and inspections

Motion: President Hochstein moved and Director Wortham seconded the motion to authorize the Site Manager to purchase a new camera not to exceed \$500 if the current camera does not take video with audio. Motion carried with unanimous approval.

**COMMITTEE REPORT**

- A. Design Committee – No report
- 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 – Chair John Rogers discussed the proposed amendment.
- F. Ad hoc Committee for Alleyway Repairs – Discussed under New Business

Hearing no objections the Board suspended the rules and deviated from the agenda for the Treasurer's report and to file the financial statement.

**FINANCIAL REPORT:** Treasurer FeBenito moved and Director Nii seconded the motion to file the May 2014 financial statement subject to audit. Motion passed with unanimous approval.

**UNFINISHED BUSINESS**

- A. Guard Shack – Waiting for the City to sign the Use and Occupancy Agreement
  
- B. Bike Path – President Hochstein moved and Director Wortham seconded the motion to approve the proposal of Nisa Contractor to demolish the Bike Path for \$30,000 after 60 days. Directors Hochstein, Wortham, Ashley, Sparacio and Dembinski voted yes; Directors Rogers, FeBenito and Nii voted no. Motion carried.

Motion: President Hochstein moved and Director Wortham seconded the motion to authorize the Site Manager to order and install six reflective signs (Private Property/No Trespassing) and posts with reflective tape not to exceed \$2,000. Directors Hochstein, Wortham, Sparacio, Rogers, FeBenito, Nii and Dembinski voted yes; Director Ashley voted no. Motion carried.

- C. Galvanized Electric Boxes – The attorney will follow up with the manufacturer and installer.
  
- D. Website Development – Proposals to be presented at the next meeting
  
- E. Status of Irrigation Valve #23 Replacement for \$550.76 – In progress
  
- F. Lamp Pole Painting Proposals – Deferred

**NEW BUSINESS**

- A. Status of Alleyways – Secretary Rogers moved and President Hochstein seconded the motion to hire Michael Smith, consultant, to provide an updated assessment report of all alleyways not to exceed \$2,000. Motion carried with unanimous approval.
  
- B. Concrete Benches – Director Ashley moved and Secretary Rogers seconded the motion to add two benches to each Park (total four) not to exceed \$5,000. Directors Ashley, Rogers, FeBenito, Sparacio, Nii and Dembinski voted yes; Director Wortham voted no. Motion carried.
  
- C. Water Feature Pump Motor Proposal – Secretary Rogers moved and Director Sparacio seconded the motion to approve the proposal of RJP Landscape to install a new pump motor for \$1,680.63. Motion passed with unanimous consent.

**EXECUTIVE SESSION:** The Board of Directors adjourned to Executive Session at 8:35 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors' Meeting reconvened at 8:56 p.m.

**NEXT MEETING** - The next Regular Board of Directors Meeting is scheduled for Tuesday, July 15, 2014 at 6:00 p.m. at Asing Park.

**ADJOURNMENT** - There being no further business to discuss, President Hochstein adjourned the meeting at 8:57 p.m.

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