

**WEST LOCH FAIRWAYS**  
**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING**  
**Monday, July 18, 2011**  
**Asing Park, Ewa Beach**

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

**EXCUSED:** Director Mike Nii

**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: 03 p.m.

**ORDER OF BUSINESS**

**APPROVAL OF MINUTES** – Treasurer FeBenito moved and Director Wortham seconded the motion to approve the June 20, 2011 Regular Board of Directors' Meeting minutes with the following corrections: Page 2 under Unfinished Business (H) should be "... completed." under New Business (C) "...voted yes" should be added. Directors FeBenito, Wortham, Hiltner, Ashley and Rogers voted yes; Directors Hanson and Koontz abstained. Motion carried.

**FINANCIAL REPORT** – Treasurer FeBenito moved and Director Koontz seconded the motion to file the April, May and June 2011 financial statements subject to audit. Motion carried with unanimous approval.

Motion: Treasurer FeBenito moved and Director Ashley seconded the motion to re-invest the maturing CD on July 21, 2011 for \$98,369.59 at the highest interest rate for a term of 12 months. Motion carried 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 present at this meeting and the Property Manager. He reported on the following items: light fixture covers, Eucalyptus trees, sidewalk storm drain repairs, monkey pod leaves and seed pods, City street sweepers, Association light repairs, electrical enclosure boxes, status of camera, meetings with owners, landscape issues and sprinklers

**COMMITTEE REPORT**

- A. Design Committee – Chair Hiltner reported that three applications were approved, one had to resubmit and two disapproved.
- B. Newsletter – Waiting for more articles for the newsletter.
- C. Landscape – After a brief discussion, the Board approved the 2011 Request for Proposal for Landscape Maintenance and authorized the Property Manager to solicit proposals.  
F.G. Landscape provided a written report on landscaping and water feature.

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- D. Security/Neighborhood Watch – No report
- E. Social Committee – No one volunteered for this committee.
- F. Ad hoc Committee on Tot Lot Play Area – Tot Lot repairs completed

**UNFINISHED BUSINESS**

- A. Guard Shack Agreement – Director Ashley moved and Vice President Hiltner seconded the motion to approve the “Use and Occupancy Agreement” for the guard shack. Motion carried with unanimous consent.
- B. Bike Path – Waiting to hear from the City
- C. Proposal to Paint the Association Lamp Poles – Deferred
- D. Status of New Camera – In progress
- E. Status of Irrigation Upgrade, Alleyway 17 & 13 – In progress
- F. Status of Monkey Pod Tree Pruning at the end of A’awa Drive for \$675 – In progress
- G. Status of Removal of Large Limbs of another Tree (Leaning on coconut trees) for \$465 – Ongoing
- H. Status of Additional Sod for Tot Lot for \$531.31 – Project completed
- I. Eucalyptus Tree Vandalism – The Site Manager reported the tree vandalism to the City.
- J. Irrigation Head Relocation for 71 Lamp Poles – Director Rogers moved and Director Wortham seconded the motion to approve the bid for \$5,947.64 of F.G. Landscape to relocate the sprinklers for 71 lamp poles. Motion carried with unanimous approval.
- K. Concrete Drain Repairs – The City repaired all damaged concrete drains.

**NEW BUSINESS**

- A. Proposal to Trim One Eucalyptus Tree and Hedges for \$942.41 – Director Rogers moved and Director Hanson seconded the motion to approve the Eucalyptus safety tree trimming but not the hedge located near Lot 433 up to \$600. Directors Rogers, Hanson, FeBenito, Koontz and Wortham voted yes; Directors Hiltner and Ashley voted no. Motion carried.
- B. Irrigation High Priority Repairs at Cemetery, Lookout Park & Bus Stop for \$1,786.91 – Director Koontz moved and Director Wortham seconded the motion to approve the bid for irrigation repairs at the Cemetery, Lookout Park and bus stop for \$1,786.91. Motion passed with unanimous consent.

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- C. Palm Tree Donation – Disapproved due to prohibitive costs
  
- D. Greenbelt 13 Emergency Irrigation Repairs for \$244.76 – Director Koontz moved and Director Wortham seconded the motion to approve the emergency irrigation repairs at Greenbelt 13 for \$244.76. Motion carried with unanimous approval.
  
- E. Mobi pcs – Director Koontz moved and Director Wortham seconded the motion to approve the final offer of Mobi pcs to pay rent to West Loch Loch Fairways in the amount of \$1,750 per month and 3% increase every year for the cellular tower at Mobi's proposed site, subject to the Association attorney's legal opinion. Motion carried with unanimous consent.
  
- F. Addition to the Restated Declaration – Hearing no objections, the Board of Directors approved to correct the Restated Declaration, pursuant to Section 421J-7.5, Hawaii Revised Statutes, in the manner set forth herein by adding "Exhibit 2" to the Restated Declaration.

**EXECUTIVE SESSION** The Board of Directors adjourned to Executive Session at 7:55 p.m. to discuss legal and personnel issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 8:15 p.m.

**NEXT MEETING** - The next Regular Board of Directors Meeting is scheduled for Monday, August 15, 2011 at 6:00 p.m., at Asing Park.

**ADJOURNMENT** - There being no further business to discuss, President Hochstein adjourned the meeting at 8:16 p.m.

Submitted by:

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