

**WEST LOCH FAIRWAYS**  
**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING**  
**Monday, July 16, 2012**  
**Asing Park, Ewa Beach**

**PRESENT:** President Bob Hochstein, Secretary John Rogers, Directors Rich Ashley, Rick Hanson, Mike Nii and Craig Wortham

**EXCUSED:** Vice President Tom Hiltner and Treasurer Beverly FeBenito

**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 6:01 p.m.

**ORDER OF BUSINESS**

**HOMEOWNERS' CONCERNS:** Mr. and Mrs. Andy Dung of Lot 518 was at the meeting to observe. Mr. Dominic Sparacio of Lot 600 volunteered for the vacant position on the Board.

Motion: Secretary Rogers moved and President Hochstein seconded the motion to suspend the rules and deviate from the agenda to fill the vacancy on the Board. Motion passed with unanimous consent.

Motion: Secretary Rogers moved and Director Wortham seconded the motion to approve the appointment of Mr. Dominic Sparacio as member of the Board. Motion carried with unanimous approval.

**APPROVAL OF MINUTES** – Director Wortham moved and Director Ashley seconded the motion to approve the May 21, 2012 minutes with the following correction: Page 1, under Committee Reports, Landscape, former Director Tom Koontz provided a short verbal report. Motion carried with unanimous approval.

**FINANCIAL REPORT** – Hearing no objections, the Board deferred the filing of the May and June 2012 financial statements until the next Board meeting.

**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: waterfall lights; sprinkler repairs; irrigation survey; DVR; meeting at RM Towill; sprinkler valve and landscape survey

### **COMMITTEE REPORT**

- A. Design Committee – Twelve applications submitted and 12 approved
- B. Newsletter – Secretary Rogers volunteered to prepare a draft newsletter.
- C. Landscape – Chair John Rogers provided a short verbal report. RJP Landscape provided a written report on landscaping and water feature.
- D. Social Committee – No one volunteered for this committee.
- E. Ad hoc Committee for Revisions to the DCC&Rs & Design Standards – Chair John Rogers will schedule a committee meeting.

### **UNFINISHED BUSINESS**

- A. Guard Shack – The Board authorized the attorney to obtain information regarding user fee for a guard shack.
- B. Bike Path – A meeting with the City on-site at the Bike Path will be scheduled to arrive at solutions for the easement and maintenance issues. The attorney will inform the City that if there is no resolution on Bike Path issues, the Association will post the signs and close the Bike Path in 45 days.
- C. Sign for the Bike Path – Held in abeyance by the Board as of Dec. 1, 2011.
- D. Tree Replacement by the City – Secretary Rogers volunteered to go through the process of obtaining a permit to replace the trees removed by the City at A'awa Drive.
- E. New Meter Enclosure Units – In progress
- F. Proposals for Water Feature Lighting Upgrade – Waiting for additional proposals
- G. Radar Speed Limit Sign – The Board authorized the Community Association Manager to inform the City to include the Site Manager when conducting an inspection and research or evaluation of A'awa Drive for speed humps.
- H. Alleyway Repairs – The Site Manager will inspect and take photos of service road defects.

### **NEW BUSINESS**

- A. Paradise Lighting's Proposal for \$382.20 – Director Wortham moved and Director Hanson seconded the motion to approve the proposal submitted by Paradise Lighting for \$382.20 to troubleshoot the waterfall lighting system. Motion carried with unanimous consent.
- B. Paradise Lighting – President Hochstein moved and Director Wortham seconded the motion to approve the proposal of Paradise Lighting for \$890.05 to remove pole #62 to replace the underground wire cable, reinstall and test pole #62. Motion passed with unanimous approval.

- C. Association Lighting Retrofit – The Site Manager will continue his research on retrofitting the association lights to save on electricity and repairs.
- D. Proposal for Irrigation Mainline Repairs/Median & Golf Course for \$2,497.38 – Secretary Rogers moved and Director Nii seconded the motion to approve the proposal for \$2,497.38 for irrigation repairs on the median and golf course main header. Motion passed with unanimous approval.
- E. Proposal for Common Area near Lot 622 for \$1,008.01 – Secretary Rogers moved and Director Nii seconded the motion to approve the proposal for irrigation upgrade and two yards of topsoil for \$1,008.01 at the common area near Lot 622. Motion carried with unanimous approval.
- F. Proposal for Fort Weaver Road (Ewa side) Irrigation for \$407.61 – Secretary Rogers moved and Director Nii seconded the motion to approve the proposal to install Hunter irrigation valve and box at the Ewa side of Fort Weaver Road for \$407.61. Motion passed with unanimous approval.

**EXECUTIVE SESSION** The Board of Directors adjourned to Executive Session at 8:06 p.m. to discuss legal 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, August 20, 2012 at 6:00 p.m. at Asing Park.

**ADJOURNMENT** - There being no further business to discuss, President Hochstein adjourned the meeting at 8:40 p.m.

Submitted by:



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