

**WEST LOCH FAIRWAYS**  
**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING**  
**Tuesday, July 15, 2014**  
**Asing Park, Ewa Beach**

**PRESENT:** President Bob Hochstein, Vice President Tom Hiltner, Secretary John Rogers, Directors Rich Ashley, Craig Wortham and Yvonne Dembinski

**EXCUSED:** Treasurer Beverly FeBenito, Directors Mike Nii and Dominic Sparacio

**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**

**HOMEOWNERS' CONCERNS:** Bruce Carlson/Mary Awai (Lot 694) and Phillip Yoneshige (Lot 704) had comments regarding trees and yard maintenance.

**APPROVAL OF MINUTES** – President Hochstein moved and Director Ashley seconded the motion to approve the June 17, 2014 Regular Board of Directors' Meeting minutes with the following correction: Under New Business, add item D. Secretary Rogers requested a legal opinion from the Association attorney on Board's authority to make rules on service roads. Motion carried with unanimous consent.

**FINANCIAL REPORT:** Financial statement for June 2014 filing deferred

**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: Sprinklers, water feature, landscaping issues, guard shack maintenance, property inspection, budget and reserve study meeting, meeting with homeowners.

Motion: President Hochstein moved and Director Wortham seconded the motion to authorize the site manager to purchase 6 light fixture covers (globes) and finials not to exceed \$6,000. Motion carried with unanimous approval.

**COMMITTEE REPORT**

- A. Design Committee – Fourteen applications approved; one resubmittal
- 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 – Chair Yvonne Dembinski gave a short verbal report on planned events. Motion: President Hochstein moved and Secretary Rogers seconded the motion to approve up to \$200 for the initial Halloween expenses. Motion passed with unanimous consent.
- E. Ad hoc Committee for Revisions to the DCC&Rs & Design Standards – Deferred
- F. Ad hoc Committee for Alleyway Repairs – Deferred

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**UNFINISHED BUSINESS**

- A. Guard Shack – Waiting for the City to sign the Use and Occupancy Agreement
- B. Bike Path – President Hochstein moved and Vice President Hiltner seconded the motion to delay the demolition of the Bike Path until October 15, 2014. Directors Hochstein, Hiltner, Ashley and Dembinski voted yes; Directors Rogers and Wortham 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 – Waiting for material shipment to the Island
- D. Website Development – Proposals to be presented at the next meeting
- E. Status of Irrigation Valve #23 Replacement for \$550.76 – Completed
- F. Lamp Pole Painting Proposals – Deferred
- G. Status of Alleyway Assessment Report – Deferred
- H. Status of Concrete Benches – Benches to be ordered
- I. Status of New Water Feature Pump Motor- Completed

**NEW BUSINESS**

- A. Ratify Approval for \$5,577.01 Irrigation Repairs – Secretary Rogers moved and Director Wortham seconded the motion to ratify approval for irrigation repairs by RJP Landscape for \$5,577.01. Motion carried with unanimous consent.

**EXECUTIVE SESSION:** The Board of Directors adjourned to Executive Session at 8:00 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors' Meeting reconvened at 8:54 p.m.

**NEXT MEETING** - The next Regular Board of Directors Meeting is scheduled for Tuesday, August 19, 2014 at 6:00 p.m. at Asing Park.

**ADJOURNMENT** - There being no further business to discuss, President Hochstein adjourned the meeting at 8:55 p.m.

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