

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Monday, August 20, 2012
Asing Park, Ewa Beach

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

EXCUSED: Vice President Tom Hiltner

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 6:04 p.m.

ORDER OF BUSINESS

APPROVAL OF MINUTES – Secretary Rogers moved and Director Wortham seconded the motion to approve the minutes of the Regular Board of Directors' meeting held on July 16, 2012 as written. Motion carried with unanimous approval.

FINANCIAL REPORT – Treasurer FeBenito moved and Director Wortham seconded the motion to file the May, June and July 2012 financial statements subject to audit. Motion passed with unanimous approval.

Hearing no objections, the Board suspended the rules to deviate from the agenda to allow the vendors to make their presentation on lighting retrofit options.

GUESTS: Mr. Thomas Brennan, Eco-Lite owner, discussed his quotation for LED lights, payback period and brought samples to show differences in illumination. Mr. Nestor Simon, Sr., Operations Director of Paradise Lighting, talked about his lighting retrofit proposal.

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: sprinkler repairs; light pole access covers; irrigation survey; coconut trees; water feature lighting; LED lights; park bench painting; violations; alleyway inspections; Bike Path; parking flyer.

COMMITTEE REPORT

A. Design Committee – Nine applications submitted; 8 approved and one disapproved

**West Loch Fairways Association
Regular Board of Directors' Meeting Minute
August 20, 2012 Page 2**

- B. Newsletter – Secretary Rogers is working on a draft newsletter.
- C. Landscape – Chair John Rogers volunteered to invite Councilmember Ron Menor to West Loch Fairways and to attend the Board meeting. 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 write a letter to the City requesting for a copy of the bill to West Loch Estates for that association's user fee for the guard shack.
- B. Bike Path – The Board approved posting the signs and closing the Bike Path by Aug. 31, 2012.
- 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 – Secretary Rogers moved and Director Wortham seconded the motion to approve the proposal of Paradise Lighting for \$2,115.18 to trench and replace the electrical lines for the water feature lighting. Motion carried with unanimous consent.
- G. Radar Speed Limit Sign – City to set up equipment to conduct a traffic study
- H. Alleyway Repairs – An ad hoc committee will look at long-term funding options.
- I. Status of Paradise Lighting's Work to Troubleshoot Water Feature Lighting for \$382.20 – Completed
- J. Various Pole Repairs by Paradise Lighting for \$890.05 – Completed
- K. Association Lighting Retrofit – Director Wortham moved and Director Nii seconded the motion to authorize the installation of three 35-watt LED lights and three 45-watt LED lights on A'awa Drive, materials and labor not to exceed \$4,000. Directors Wortham, Nii, FeBenito, Rogers, Hanson and Sparacio voted yes; Director Ashley voted no. Motion carried.
- L. Status of Irrigation Mainline Repairs/Median & Golf Course for \$2,497.38 – Director Ashley moved and President Hochstein seconded the motion to rescind the Board approval on July 16, 2012 for \$2,497.38 for irrigation repairs. Motion passed with unanimous approval.
Motion: Director Ashley moved and President Hochstein seconded the motion to pay Terry Davis of RJP Landscape for four hours spent on the leaking City owned valve. Motion passed with unanimous approval.
The Board assigned the Community Association Manager to send a letter to the Department of Facility Maintenance to repair or replace the leaking valve.
- M. Status of Common Area Irrigation Upgrade near Lot 622 for \$1,008.01 – Completed
- N. Status of New Hunter Irrigation Valve and Box at Fort Weaver Road - Completed

NEW BUSINESS

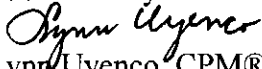
- A. Ratify Approval for New Hybrid Timer at Upper Slope on Fort Weaver Road for \$255.24 - Director Ashley moved and President Hochstein seconded the motion to ratify the approval for \$255.24 to install a new Hunter Hybrid timer at the upper slope on Fort Weaver Road. Motion passed with unanimous consent.

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 8:32 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 8:45 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Monday, September 17, 2012 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 8:50 p.m.

Submitted by:


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