

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Monday, August 20, 2013
Asing Park, Ewa Beach

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

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

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 6:03 p.m.

GUESTS: Mr. David Ellis with the U.S. Fish and Wildlife and Ms. Meredith Speicher with the National Parks Service made a presentation regarding the Betty Nagamine Bliss Memorial Overlook.

HOMEOWNERS' CONCERNS: Mr. Hypolito Javier (Lot 241) brought up a tree trimming issue. Mr. Tauileva Savusa (Lot 244) expressed his appreciation for the Board's efforts. Mr. Richard Houghton (Lot 623) had comments regarding A'awa Drive bougainvillea shrubbery.

ORDER OF BUSINESS

APPROVAL OF MINUTES – Director Wortham moved and President Hochstein seconded the motion to approve the June 18, 2013 Regular Board of Directors' Meeting minutes as written. Motion carried with unanimous approval.

FINANCIAL REPORT – Hearing no objections, the Board deferred filing of the June and July 2013 financial statements until the next 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: meeting with homeowners, sprinkler repairs, tree trimming, pit bull attack, landscape issues, citations and inspections

Motion: President Hochstein moved and Director Wortham seconded the motion to amend the approved amount at the June 2013 meeting from \$800 to \$850 for the Bike Path posts and chains and installation to take place right away. Motion carried with unanimous approval.

COMMITTEE REPORT

- A. Design Committee – In June 2013, 19 applications were approved and one was disapproved; in July 2013, 14 applications were approved, one was disapproved and one was incomplete.
- B. Newsletter – No report
- C. Landscape – RJP Landscape submitted a written report on landscaping, irrigation and water feature.

Motion: Secretary Rogers moved and Director Wortham seconded the motion to trim back the bougainvillea shrub to the property line in greenbelt 10 due to safety reasons and to charge the cost to the owner. Motion carried with unanimous consent.

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Motion: Secretary Rogers moved and Director Wortham seconded the motion to authorize the Site Manager to cite Lot 242 for moving the property line to the common area and the encroachment covered the irrigation heads. Motion carried with unanimous approval.

- D. Social Committee – No one volunteered for this committee.
- E. Ad hoc Committee for Revisions to the DCC&Rs & Design Standards – Secretary Rogers moved and Director Ashley seconded the motion to authorize the attorney to prepare the amendment, ballot and cover letter to alleyway owners at a cost not to exceed \$5,000. Motion passed with unanimous consent.
- F. Ad hoc Committee for Alleyway Repairs – Several alleyway sections need repairs.

UNFINISHED BUSINESS

- A. Guard Shack – City to provide a user agreement
- B. Bike Path – President Hochstein moved and Director Wortham seconded the motion to demolish the Bike Path and to accept the lowest bidder not to exceed \$35,000 if a resolution is not reached with the City. Directors Hochstein, Wortham, Hiltner and Ashley voted yes; Director Rogers voted no. Motion carried.
- C. Tree Replacement Removed by the City – Secretary Rogers volunteered to send a response to the Director of Department of Parks & Recreation regarding tree replacement.
- D. Electric Metal Boxes – The Community Association Manager (CAM) will follow up with counsel regarding the response, if any, to the attorney's letter on electric metal boxes.
- E. Bike Path Demolition Proposals – Deferred
- F. Status of Water Feature Lighting/Capital Expenses for \$27,000 – Materials shipped
- G. Tree Replacement near Lot 244 – No report; CAM to follow up with RJP Landscape

NEW BUSINESS

- A. Proposal for \$1,267.02 for 55 Rotor Head Replacement – Secretary Rogers moved and Director Ashley seconded the motion to approve the proposal of RJP Landscape for \$1,267.02 for 55 rotor head replacement. Motion passed with unanimous approval.
- B. Proposal for \$642.45 for RCI Valve in front of Lot 648 – Secretary Rogers moved and Director Wortham seconded the motion to approve the proposal for a new RCI valve in front of Lot 648 for \$642.45. Motion carried with unanimous approval.
- C. Mulch Garden Proposal - Deferred

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 8:05 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 8:40 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Tuesday, September 17, 2013 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 8:42 p.m.

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