

**WEST LOCH FAIRWAYS**  
**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING**  
**Tuesday, August 19, 2014**  
**Asing Park, Ewa Beach**

**PRESENT:** President Bob Hochstein, Vice President Tom Hiltner, Treasurer Beverly FeBenito, Secretary John Rogers, Directors Mike Nii, Rich Ashley, Craig Wortham, Dominic Sparacio and Yvonne Dembinski

**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 6:36 p.m.

**ORDER OF BUSINESS**

**HOMEOWNERS' CONCERNS:** Phillip Yoneshige (Lot 704) was at the meeting to observe.

**APPROVAL OF MINUTES** – Director Wortham moved and Vice President Hiltner seconded the motion to approve the July 15, 2014 Regular Board of Directors' Meeting minutes as written. Motion carried with unanimous consent.

**FINANCIAL REPORT:** President Hochstein moved and Vice President Hiltner seconded the Motion to file the June and July 2014 financial statements subject to audit. 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 and Community Association Manager. He reported on the following items: Meeting with owners, concrete benches, sidewalks and moss rock wall repairs, tree removal, sprinklers, landscaping issues, lights and property inspection

Motion: President Hochstein moved and Director Wortham seconded the motion to approve the lamp pole paint specifications prepared by Sherwin-Williams and paint color. Motion passed with unanimous consent.

**COMMITTEE REPORT**

- A. Design Committee – Ten applications approved; one application was disapproved.
- 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.  
Motion: President Hochstein moved and Vice President Hiltner seconded the motion to approve the total budget for the Halloween event not to exceed \$1,500. Motion carried with unanimous consent.

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- E. Ad hoc Committee for Revisions to the DCC&Rs & Design Standards – No report
- F. Ad hoc Committee for Alleyway Repairs – No report

**UNFINISHED BUSINESS**

- A. Guard Shack – Waiting for the City to sign the Use and Occupancy Agreement
- B. Bike Path – The Board met with Department of Transportation Services Director Mike Formby prior to the meeting to discuss the Bike Path.
- C. Galvanized Electric Boxes – Waiting for material shipment to the Island
- D. Website – Director Wortham moved and Secretary Rogers seconded the motion to approve the proposal of Integrity Online Marketing LLC web design and coding gold option for \$2,327.50 prepaid and one year hosting and maintenance for \$291.60 prepaid. Motion carried with unanimous consent.
- E. Lamp Pole Painting Proposals – Paint specifications approved; Site Manager to oversee solicitation of proposals and present the proposals to the Board
- F. Status of Alleyway Assessment Report – Deferred
- G. Status of Concrete Benches – Completed

**NEW BUSINESS**

- A. Board Approval for \$781.39 Irrigation Repairs – Director Wortham moved and Secretary Rogers seconded the motion to approve the proposed irrigation repairs for \$781.39. Motion carried with unanimous approval.
- B. Ratify Approval for Concrete Bench Pads for \$1,600 – President Hochstein moved and Secretary Rogers seconded the motion to ratify Board approval for concrete bench pads for \$1,600. Motion carried with unanimous approval.
- C. Nisa Contractor's Proposal for \$16,400 – Secretary Rogers moved and Director Dembinski seconded the motion to approve the proposal of Nisa Contractor for \$16,400 for sidewalks and moss rock wall in need of repairs. Motion passed with unanimous approval.
- D. RJP Landscape's Proposals – Secretary Rogers moved and Director Wortham seconded the motion to approve the following RJP Landscape's proposals: (1) \$3,036.65 to remove two Tiger Claw trees and to replace with Silver Trumpet trees (2) \$403.14 Eucalyptus tree removal (3) \$388.45 Irrigation repairs (4) \$4,732.98 Irrigation repairs. Motion carried with unanimous consent.

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The proposal for tree pruning for \$1,774.87 was not approved because RJP Landscape did not provide a written report with the proposal.

- E. Budget for 2015 and Updated Reserve Study - Director Nii moved and Director Dembinski seconded the motion to approve the proposed budget with a \$3 increase in Association dues, updated reserve study and 2% increase per the budget for Hawaii First Inc. Directors Nii, Dembinski, Hochstein, Sparacio, Rogers and Wortham voted yes; Vice President Hiltner and Ashley voted no. Motion carried.

**EXECUTIVE SESSION:** The Board of Directors adjourned to Executive Session at 8:22 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors' Meeting reconvened at 8:58 p.m.

**NEXT MEETING** - The next Regular Board of Directors Meeting is scheduled for Tuesday, September 16, 2014 at 6:00 p.m. at Asing Park.

**ADJOURNMENT** - There being no further business to discuss, President Hochstein adjourned the meeting at 9:00 p.m.

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