

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Monday, September 19, 2011
Asing Park, Ewa Beach

PRESENT: President Bob Hochstein, Directors Rich Ashley, Rick Hanson, Tom Koontz and Craig Wortham

EXCUSED: Vice President Tom Hiltner, Treasurer Beverly FeBenito, Secretary John Rogers and Director Mike Nii

BY-INVITATION: Property 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

HOMEOWNERS' CONCERNS: Mr. Melvin Spotwood of Lot 511 discussed the proposal of Kam Services for landscaping, tree trimming and water feature maintenance.

APPROVAL OF MINUTES – Director Koontz moved and Director Wortham seconded the motion to approve the July 18, 2011 Regular Board of Directors' Meeting minutes as written. Motion carried with unanimous consent.

FINANCIAL REPORT – Hearing no objections, the Board deferred filing the July and August financial statements until the next Board meeting.

Motion: Director Koontz moved and Director Hanson seconded the motion to re-invest the maturing CD on Sept. 11, 2011 for \$45,645 for either six (6) or nine (9) months at the highest interest rate. Motion passed with unanimous approval.

Motion: Director Koontz moved and Director Wortham seconded the motion to re-invest the CD maturing on September 28, 2011 for \$50,816 CD for 12 months at the highest interest rate. Motion carried with unanimous approval.

Motion: Director Koontz moved and Director Wortham seconded the motion to buy a new CD for \$75,000 for six (6) months and another CD for \$75,000 for 24 months at the highest interest rate. 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 present at this meeting and the Property Manager. He reported on the following items: meetings with landscaping vendors and painters (for lamp poles), camera, moped, valve repair, annual site inspection with the property manager and discussion regarding reserve study components/common areas, meetings with owners, owners' complaints, landscape and irrigation issues

Motion: Director Koontz moved and Director Hanson seconded the motion to authorize the Site Manager to have the defective concrete bench repaired or replaced. Motion carried with unanimous

COMMITTEE REPORT

- A. Design Committee – No report
- B. Newsletter – Waiting for more articles for the newsletter.
- C. Landscape – F.G. Landscape provided a written report on landscaping and water feature.
- D. Security/Neighborhood Watch – No report
- E. Social Committee – No one volunteered for this committee.

UNFINISHED BUSINESS

- A. Bike Path – Waiting to hear from the City
 - B. Proposals to Paint the Association Light Poles – President Hochstein moved and Director Wortham seconded the motion to approve the proposal submitted by CertaPro Painters to paint 91 light poles for \$18,295.28. Motion carried with unanimous approval.
 - C. Status of New Camera – In progress
 - D. Status of Irrigation Upgrade, Alleyway 17 & 13 – Project completed
 - E. Status of Monkey Pod Tree Pruning at the end of A'awa Drive for \$675 – Completed
 - F. Status of Removal of Large Limbs of another Tree (Leaning on coconut trees) for \$465 – Completed
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- G. Irrigation Head Relocation near Lamp Poles (71) – Ongoing
 - H. Irrigation High Priority Repairs at Cemetery, Lookout Park & Bus Stop for \$1,786.91 – Project completed
 - I. Greenbelt 13 Emergency Irrigation Repairs for \$244.76 – Completed

NEW BUSINESS

- A. Proposals for Landscape Maintenance – Deferred further Board deliberation
- B. Proposal for Water Feature Maintenance – Deferred
- C. Proposal for Irrigation Repairs/High Priority for \$3,668.06 – Deferred
- D. Trim Eucalyptus Tree & African Tulip Tree Chemical Treatment for \$879.58 – Director

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Koontz moved and Director Wortham seconded the motion to approve the proposal of F.G. Landscape to trim a Eucalyptus tree near Lot 134 and treat an African tulip tree with Merit pesticide near lots 693 and 104 for \$879.58. Motion carried with unanimous approval.

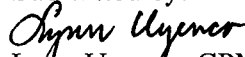
- E. 2012 Budget and Reserve Study – President Hochstein moved and Director Wortham seconded the motion to approve the proposed 2011 budget and updated reserve study and the Association dues to remain the same at \$60 per month. Motion passed with unanimous consent.

EXECUTIVE SESSION The Board of Directors adjourned to Executive Session at 7:50 p.m. to discuss legal and personnel issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 8:14 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Monday, October 17, 2011 at 6:00 p.m., at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 8:15 p.m.

Submitted by:



Lynn Uyeno, CPM®, CMCA®

Vice President

Hawaii First Inc.