

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Monday, September 17, 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 6:00 p.m.

ORDER OF BUSINESS

HOMEOWNERS' CONCERNS – Mr. Andrew Dung of Lot 518 inquired on design application procedures. Mr. and Mrs. Brandon Ancheta of Lot 503 were at the meeting to observe.

APPROVAL OF MINUTES – Director Wortham moved and Director Hanson seconded the motion to approve the minutes of the Regular Board of Directors' meeting held on August 20, 2012 as written. Motion carried with unanimous approval.

FINANCIAL REPORT – Treasurer FeBenito moved and Director Wortham seconded the motion to file the August 2012 financial statement pending review of the electric bills by the Treasurer. Motion carried with unanimous consent.

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: Lighting repairs; sprinkler complaints; property inspection and budget/reserve study meeting with Secretary Rogers and Hawaii First; meeting to discuss landscape monthly report template with Landscape Chair Rogers; LED lights; violations; landscape issues

COMMITTEE REPORT

- A. Design Committee – Seven applications submitted; 6 approved and one disapproved
- B. Newsletter – Secretary Rogers is working on a draft newsletter.
- C. Landscape – Chair John Rogers met with the arborist/RJP Landscape to discuss issues and template for monthly report. 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.
- F. Ad hoc Committee for Alleyway Repairs – The Committee will recruit volunteers from each alleyway and look at long-term funding options.

UNFINISHED BUSINESS

**West Loch Fairways Association
Regular Board of Directors' Meeting Minute
September 17, 2012 Page 2**

- A. Guard Shack – Waiting for City to respond to the attorney's letter regarding user fee.
- B. Bike Path – The Board directed the Site Manager to post the signs as soon as possible.
- C. Sign for the Bike Path – Held in abeyance by the Board as of Dec. 1, 2011.
- D. Tree Replacement by the City – No report
- E. Status of New Meter Enclosure Units – Project completed
- F. Status of Water Feature Lighting Repairs by Paradise Lighting for \$2,115.18 - Ongoing
- G. Radar Speed Limit Sign – The City is conducting a traffic study on A'awa Drive speeding.
- H. Association Lighting Retrofit – Deferred

NEW BUSINESS

- A. Electrical Assessment of Circuit Breaker Boxes in Electric Enclosures – Secretary Rogers moved and Director Ashley seconded the motion to approve up to \$2,000 for a licensed electrician to conduct an assessment of the circuit breaker inside the electric enclosures. Motion carried with unanimous approval.
- B. Proposal by Paradise Lighting to Troubleshoot Greenbelt Lights – President Hochstein moved and Director Nii seconded the motion to approve up to \$1,351 for Paradise Lighting to troubleshoot the greenbelt lights. Motion passed with unanimous approval.
- C. Greenbelt Lighting Repairs – Secretary Rogers moved and Director Ashley seconded the motion to authorize the repairs of greenbelt lights not to exceed \$3,000. Motion carried with unanimous approval.
- D. Proposal of Nisa Contractor for Rock Wall Repairs for \$475 – Secretary Rogers moved and Director Hanson seconded the motion to approve the proposal of Nisa Contractor for various rock wall repairs. Motion passed with unanimous approval.
- E. Ratify Approval for \$609.79 Tulip Tree Pesticide Treatment – Director Nii moved and Secretary Rogers seconded the motion to ratify the approval for tulip tree pesticide treatment. Motion carried with unanimous approval.
- F. Proposal for Bike Path Clean-up for \$366.49 – Secretary Rogers moved and Director Wortham seconded the motion to approve the proposal for Bike Path clean-up for \$366.49. Motion passed with unanimous consent.
- G. 2013 Budget and Reserve Study – 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 8:45 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Monday, October 15, 2012 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 8:46 p.m.

Submitted by:

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