

**WEST LOCH FAIRWAYS**  
**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING**  
**Tuesday, September 17, 2013**  
**Asing Park, Ewa Beach**

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

**EXCUSED:** Director Mike Nii

**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.

**HOMEOWNERS' CONCERNS:** Mr. Richard Houghton (Lot 623) suggested finding a cover for the common area trash can. Ms. Wei Ling Huang (Lot 535) had comments regarding the tree near her home.

**ORDER OF BUSINESS**

**APPROVAL OF MINUTES** – Director Wortham moved and President Hochstein seconded the motion to approve the August 20, 2013 Regular Board of Directors' Meeting minutes with the following correction: Under Unfinished Business, delete "by October 1, 2013." Motion carried with unanimous approval.

**FINANCIAL REPORT** – 1) Financial Statements – Treasurer FeBenito moved and President Hochstein seconded the motion to file the June, July and August 2013 financial statements subject to audit. Motion carried with unanimous approval. 2) Maturing CDs: Treasurer FeBenito moved and President Hochstein seconded the motion to reinvest the maturing CDs with staggered or "laddered" terms: \$76,592.27 for 18 months; \$50,033.43 for 12 months; \$50,000 for 6 months

**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: greenbelt lights; sprinkler repairs; tree trimming; pit bull; Bike Path posts, chains and signs; painting of park bench; meeting with homeowners; landscape issues; Association lights; citations; inspections

**COMMITTEE REPORT**

- A. Design Committee – The committee approved 15 applications in August 2013.
- B. Newsletter – No report
- C. Landscape – RJP Landscape submitted a written report on landscaping, irrigation and water feature.
- D. Social Committee – No one volunteered for this committee.
- E. Ad hoc Committee for Revisions to the DCC&Rs & Design Standards – The attorney is preparing the amendment and other enclosures to obtain approval owners by written consent.
- F. Ad hoc Committee for Alleyway Repairs – Still being discussed

**West Loch Fairways Association**  
**Regular Board of Directors' Meeting Minute**  
**September 17, 2013 Page 2**  
**UNFINISHED BUSINESS**

- A. Guard Shack – The attorney is reviewing the user agreement for the guard shack.
- B. Bike Path – President Hochstein moved and Director Wortham seconded the motion to authorize Secretary Rogers to speak to the City on behalf of the Board to be accompanied by the Association's attorney with this final meeting to take place at the Bike Path. Motion carried with unanimous approval.

Hearing no objections, the Board suspended the rules and deviated from the agenda to listen to a homeowner's concern. Ms. Wei Ling Huang (Lot 535) told the Board about her issues with an Association tree. The Board authorized the Site Manager to bring with him the arborist of RJP Landscape when he meets with the owner.

- C. Tree Replacement Removed by the City – RJP Landscape to provide the cost to replace two trees in the A'awa Drive median, inbound lane, due to a break in the canopy and the cost to fill out the City form.
- D. Electric Metal Boxes – President Hochstein moved and Director Sparacio seconded the motion to follow the attorney's advice to file a complaint with DCCA and to proceed with legal action. Motion carried with unanimous approval.
- E. Bike Path Demolition Proposals – Deferred subject to City's action
- F. Status of Water Feature Lighting/Capital Expenses for \$27,000 – Fixtures to be installed
- G. Tree Replacement near Lot 244 – Silver Trumpet tree replacement cost (\$602.09) deferred
- H. Status of 55 Rotor Head Replacement for \$1,267.02– Completed
- I. Status of RCI Valve in front of Lot 648 for \$642.45 – Completed
- J. Mulch Garden Proposal - Deferred

**NEW BUSINESS**

- A. Proposal for Anaunau Street Planting for \$1,388.48 - Deferred
- B. Proposal for Bike Path Eucalyptus Tree Pruning for \$811.52 - Deferred
- C. Proposal for Irrigation Repairs/Mainline at A'awa and Makaaloa for \$2,752.68 – President Hochstein moved and Secretary Rogers seconded the motion to approve the proposal for \$2,752.68 for mainline irrigation repairs at A'awa Drive and Maka'aloa Street. Directors Hochstein, Rogers, FeBenito, Ashley, Wortham and Sparacio voted yes; Director Hiltner voted no. Motion carried.
- D. Removal of African Tulip Tree and Replace with Silver Trumpet Tree by Lot 693 for \$1,329.84 or Treat the African Tulip Tree by Lot 693 for \$287.96 – Dropped from the agenda due to temporary infestation
- E. Ratify Approval for A'awa Drive RC Valve Replacement for \$481.65 – President Hochstein moved and Treasurer FeBenito seconded the motion to ratify the approval for RC valve replacement for \$481.65. Motion passed with unanimous consent.
- F. Website Development – Continue Board discussion
- G. Moss Rock Wall and Root Removal – President Hochstein moved and Director Wortham seconded the motion to approve Nisa Contractor's proposal for \$350 to repair the moss rock wall and remove the roots near Lots 707 and 708. Motion passed with unanimous approval.

**West Loch Fairways Association  
Regular Board of Directors' Meeting Minute  
September 17, 2013 Page 3**

**EXECUTIVE SESSION**: The Board of Directors adjourned to Executive Session at 7:58 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 8:30 p.m.

**NEXT MEETING** - The next Regular Board of Directors Meeting is scheduled for Tuesday, October 15, 2013 at 6:00 p.m. at Asing Park.

**ADJOURNMENT** - There being no further business to discuss, President Hochstein adjourned the meeting at 8:32 p.m.

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