

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Tuesday, January 20, 2015
Asing Park, Ewa Beach

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

EXCUSED: Treasurer Beverly FeBenito and Director Mike Nii

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 6:06 p.m.

ORDER OF BUSINESS

HOMEOWNERS' CONCERNS: Mr. and Mrs. John White (Lot 157) and Mr. Phillip Yoneshige (Lot 704) were at the meeting to observe. Mr. and Mrs. Merrill Matsuda (Lot 719) had a comment on rodent pest control.

APPROVAL OF MINUTES – Director Sparacio moved and Vice President Hiltner seconded the motion to approve the December 9, 2014 Regular Board of Directors' Meeting minutes as written. Motion carried with unanimous consent.

FINANCIAL REPORT: November and December 2014 financial statements deferred

SITE/COVENANT MANAGER'S REPORT – Site/Covenant Manager Robert Allocco provided a written site management report, maintenance status log and violations log to all Board members and Community Association Manager. He reported on the following items: sprinkler issues; lamp pole painting; water feature; tree trimming; lights, landscaping issues; property inspection; rodent report; enforcement status

COMMITTEE REPORT

- A. Design Committee – In Dec. 2014, three submitted, three approved; in January 2015, six submitted, six approved.
- B. Website—Chair John Rogers, using a projector, went through website pages for Board briefing. Motion: Chair John Rogers moved and Director Ashley seconded the motion to allow the website to go live as soon as possible. Motion carried with unanimous approval.
- C. Landscape - RJP Landscape submitted a report on landscaping, irrigation and water feature. Landscape Chair Rogers provided a brief report.
- D. Social Committee – Chair Yvonne Dembinski gave a short verbal report on future events.
- E. Ad hoc Committee for Revisions to the DCC&Rs & Design Standards – No report
- F. Ad hoc Committee for Alleyway Repairs – The Board asked for legal opinion.

UNFINISHED BUSINESS

- A. Bike Path – Waiting for City's Memorandum of Agreement; Secretary Rogers provided a brief report
- B. Galvanized Electric Boxes – Waiting for arrival of electric boxes (shipping scheduled between Oct. 31 and November 7, 2014)
- C. Status of Lamp Pole Painting Proposals – Ongoing
- D. Smith Hawaii's Alleyway Assessment Report – In progress
- E. Status of File Cabinet Purchase by Design Committee – President Hochstein moved and Secretary Rogers seconded the motion to amend the previous motion and approve \$483.12 for the Design Committee file cabinet. Motion passed with unanimous consent.
- F. Board Resolution for Selected Service Roads – Waiting for association attorney's response
- G. Status of Irrigation Repairs at A'awa Drive for \$2,262.01 – In progress
- H. Feral Cat Trapping – Site Manager to solicit proposals

NEW BUSINESS

- A. Proposal to Remove Trees and Brush behind Lot 242 for \$157.07 – Secretary Rogers moved and Director Wortham seconded the motion to approve RJP Landscape's proposal to remove the trees and brush behind Lot 242 for \$157.07. Motion carried with unanimous consent.
- B. RJP Landscape's New Contract – President Hochstein moved and Director Ashley seconded the motion to authorize Secretary Rogers to negotiate a three-year contract with an increase of 1.5% with RJP Landscape subject to final approval by the Board. Motion carried with unanimous consent.

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 8:00 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 Tuesday, March 17, 2015 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 8:50 p.m.

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