

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Monday, October 15, 2012
Asing Park, Ewa Beach

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

EXCUSED: Director Rick Hanson

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 6:03 p.m.

ORDER OF BUSINESS

APPROVAL OF MINUTES – Director Wortham moved and Vice President Hiltner seconded the motion to approve the minutes of the Regular Board of Directors' meeting held on Sept. 17, 2012. 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: Irrigation repairs, property and light inspections, lighting repairs, LED lights, landscape issues and violations

COMMITTEE REPORT

- A. Design Committee – Fifteen applications submitted; 13 approved and two disapproved
- B. Newsletter – Secretary Rogers is working on a draft newsletter.
- C. Landscape – Chair John Rogers briefly reported on landscape issues. RJP Landscape provided 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 – Chair John Rogers will schedule a committee meeting.

UNFINISHED BUSINESS

- A. Guard Shack – President Hochstein moved and Secretary Rogers seconded the motion to file under the Freedom of Information Act to force the City to disclose the fee other users are paying the City for a similar facility. Motion carried with unanimous approval.
- B. Bike Path – Deferred; wait for new City administration
- C. Tree Replacement by the City – No report
- D. Status of Water Feature Lighting Repairs - Ongoing
- E. Radar Speed Limit Sign – Site Manager to follow up with the City
- F. Association Lighting Retrofit/LED Lights – Deferred
- G. Electrical Assessment of Circuit Breaker Boxes in Electric Enclosures – Deferred to wait for more proposals
- H. Status of Defective Greenbelt Light Repairs – In progress

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- I. Status of Rock Wall Repairs for \$475 – Project completed
- J. Status of Bike Path Clean-up for \$366.49 – Ongoing
- K. 2013 Budget and Reserve Study – Treasurer FeBenito moved and Director Wortham seconded the motion to approve the 2013 budget and reserve study with a \$2 increase in Association dues. Directors FeBenito, Rogers, Nii and Sparacio voted yes; Directors Wortham, Hiltner and Ashley voted no. Motion carried
- L. Ad hoc Committee for Alleyway Repairs - Deferred

Hearing no objections, the Board agreed to suspend the rules and deviate from the agenda to discuss the current financial statement.

FINANCIAL REPORT

- A. September 2012 Financial Statement - Treasurer FeBenito moved and Secretary Rogers seconded the motion to file the September 2012 financial statement subject to audit. Motion carried with unanimous consent.
- B. CD Purchase for \$50,000 – Treasurer FeBenito moved and Secretary Rogers seconded the motion to authorize Hawaii First to purchase a new CD for \$50,000 at the highest interest rate for 12 months. Motion passed with unanimous approval.

NEW BUSINESS

- A. Architect's New Rate from \$95 to \$135 – Vice President Hiltner moved and Director Nii seconded the motion to approve the new rate proposed by the architect from \$95 to \$135. Motion carried with unanimous consent.
- B. Rocks for Common Area as Parking Barrier – Secretary Rogers moved and President Hochstein seconded the motion to spend up to \$400 for rocks to prevent vehicle owners from using alleyway 21, a common area, for parking. Motion passed with unanimous approval.

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 7:55 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 Monday, November 19, 2012 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 8:34 p.m.

Submitted by:

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