

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Tuesday, October 21, 2014
Asing Park, Ewa Beach

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

EXCUSED: Directors Mike Nii and Dominic Sparacio

BY-INVITATION: Community Association Manager (CAM) Lynn Uyenco with Hawaii First Inc. and Site/Covenant Manager Robert Allocco

Motion: Treasurer FeBenito moved and Secretary Rogers seconded the motion to suspend the rules to call the meeting to order at 5:45 p.m. Motion carried with unanimous approval.

CALL TO ORDER: Having determined the presence of a quorum, President Hochstein called the meeting to order at 5:45 p.m.

ORDER OF BUSINESS

HOMEOWNERS' CONCERNS: Ms. Anna Cabudol (Lot 383) had a question regarding easement. Mr. and Mrs. Aaron Carr (Lot 684) had comments regarding alleyways.

APPROVAL OF MINUTES – Director Wortham moved and President Hochstein seconded the motion to approve the September 16, 2014 Regular Board of Directors' Meeting minutes as written. Motion carried with unanimous consent.

FINANCIAL REPORT: Treasurer FeBenito moved and Director Wortham seconded the motion to file the September 2014 financial statement subject to audit. 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 and Community Association Manager. He reported on the following items: Meeting with owners, electric scooter issues, irrigation repairs, sidewalks, tree trimming, lighting, property inspection and enforcement status.

COMMITTEE REPORT

- A. Design Committee – For the month of September, 10 applications approved and one disapproved; no October report
- B. Website – Deferred
- 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.
- E. Ad hoc Committee for Revisions to the DCC&Rs & Design Standards – No report

**West Loch Fairways Association
Regular Board of Directors' Meeting Minute
October 21, 2014 Page 2**

- F. Ad hoc Committee for Alleyway Repairs – Discussed under Unfinished Business

UNFINISHED BUSINESS

- A. Guard Shack – Guard Shack Use and Occupancy Agreement with the City was fully executed; to be dropped from the agenda
- B. Bike Path – City's irrigation assessment to be completed before the November 2014 Board meeting
- C. Galvanized Electric Boxes – Shipment of electric boxes scheduled between Oct. 31 and November 7, 2014
- D. Lamp Pole Painting Proposals – Deferred; Site Manager to schedule meeting with vendors
- E. Status of Alleyway Assessment Report – Secretary Rogers to schedule a meeting with Smith Hawaii to discuss the vendor's proposal
- F. Status of Irrigation Repairs for \$4,732.98 – Completed

NEW BUSINESS

- A. RJP Proposal to Plant Three Silver Trumpet Trees on Greenbelt 12 for \$1,712.04 – Secretary Rogers moved and Treasurer FeBenito seconded the motion to approve the proposal to plant three Silver Trumpet trees on Greenbelt 12 for \$1,712.04. Directors Rogers, FeBenito, Hiltner, Ashley and Dembinski voted yes; Director Wortham abstained. Motion carried.
- B. RJP Proposal to Replace Guard Shack Shrubbery for \$2,656.18 – President Hochstein moved and Director Wortham seconded the motion to approve the proposal for \$2,656.18 to replace the guard shack shrubbery damaged by vehicle accident. Motion passed with unanimous approval.
- C. West Loch Fairways Recycling Drive – President Hochstein moved and Director Wortham seconded the motion to approve the Recycling Drive at the end of A'awa Drive on Saturday, January 17, 2015 from 9:00 a.m. until noon with Hawaii First to underwrite this event. Motion carried with unanimous consent.
- D. File Cabinet – Secretary Rogers moved and Director Wortham seconded the motion to spend up to \$400 to purchase a file cabinet for Design Committee use. Motion passed with unanimous approval.
- E. Prizes for Christmas Decoration Contest – Director Dembinski moved and Vice President Hiltner seconded the motion to approve \$175 for the 2014 Christmas Decoration Contest prizes. Motion carried with unanimous approval.

West Loch Fairways Association
Regular Board of Directors' Meeting Minute
October 21, 2014 Page 3

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 7:45 p.m. to discuss legal 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 Tuesday, November 18, 2014 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 Uyenco, CPM®, CMCA®
Senior Vice President
Hawaii First Inc.