

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Monday, November 21, 2011
Asing Park, Ewa Beach

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

EXCUSED: Director Mike Nii

BY-INVITATION: Property 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. Tai Over of Lot 389 discussed his design application. Mr. Melvin Spotwood of Lot 511 had comments regarding landscape maintenance.

APPROVAL OF MINUTES – Treasurer FeBenito moved and Secretary Rogers seconded the motion to approve the October 17, 2011 Regular Board of Directors' Meeting minutes as written. Directors FeBenito, Rogers, Ashley, Koontz, Hanson and Wortham voted yes; Director Hiltner abstained. Motion carried.

FINANCIAL REPORT – Treasurer FeBenito moved and Director Wortham seconded the motion to file the financial statement for October 2011 subject to audit. Motion carried with unanimous approval.

Motion: Treasurer FeBenito moved and Director Wortham seconded the motion to buy a new CD for \$50,000 at the highest interest rate for a term of six months. Motion passed 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 present at this meeting and the Property Manager. He reported on the following items: Tot Lot; leak by the waterfall; camera; irrigation; coconut tree trimming; citations; alleyway parking; light patrol

COMMITTEE REPORT

- A. Design Committee – Committee meeting to be scheduled
- B. Newsletter – No report
- C. Landscape – Chair John Rogers gave a brief summary of various points covered during the meeting with Remy Piano, owner of RJP Landscape & Services and the arborist. F.G. Landscape provided a written report on landscaping and water feature.
- D. Security/Neighborhood Watch – No report
- E. Social Committee – No one volunteered for this committee.

UNFINISHED BUSINESS

- A. Guard Shack – The Board approved the new exhibits submitted by the City to the Association

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showing the location of the guard shack. The Board is waiting for a signed use agreement for the guard shack from the City.

- B. Bike Path – Waiting for the City's response
- C. Status of Association Light Pole Painting – Ongoing
- D. Status of New Camera – Hearing no objections, the Board approved the Pelco DVR with PTZ (pan, tilt, zoom) capability.
- E. Irrigation Head Relocation near Lamp Poles (71) – Project completed
- F. Status of Irrigation Repairs/High Priority for \$3,331.94 – Project completed
- G. Status of Removal of Dead Eucalyptus Tree near Lot 222 and Grind the Roots of an African Tulip Tree near Lot 546 – Project completed.
- H. Status of New Rotor Heads on Anaunau Street's Bottom Slope – Project completed
- H. Sign for the Bike Path – Sign copy reworded and layout to be sent to various City officials

NEW BUSINESS

- A. Two (2) Additional Guard Shack Cameras – Director Koontz moved and Director Ashley seconded the motion to purchase two (2) additional cameras for the guard shack not to exceed \$1,500.00. Directors Koontz, Ashley, Hiltner, FeBenito, Hanson and Wortham voted yes; Director Rogers voted no. Motion carried.
- B. Letter to the City regarding Trees – The Board agreed with Secretary Rogers to send a letter and include area photographs to City officials to replace the trees removed from West Loch Fairways. The Site Manager will provide the addresses/location and photos.

EXECUTIVE SESSION The Board of Directors adjourned to Executive Session at 7:35 p.m. to discuss legal and personnel issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 8:20 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Monday, December 12, 2011 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 8:25 p.m.

Submitted by:



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