

**WEST LOCH FAIRWAYS**  
**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING**  
**Monday, November 19, 2012**  
**Asing Park, Ewa Beach**

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

**EXCUSED:** Treasurer Beverly FeBenito, Directors Mike Nii and Dominic Sparacio

**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**

**HOMEOWNERS' CONCERNS:** Mr. Hypolito Javier of Lot 241 brought up a concern regarding tree trimming. Mr. Tauileva Savusa of Lot 244 had questions regarding Mobi's cellular tower and his design application.

**APPROVAL OF MINUTES** – President Hochstein moved and Director Wortham seconded the motion to approve the minutes of the Regular Board of Directors' meeting held on October 15, 2012. Directors Hochstein, Wortham, Hiltner, Rogers and Ashley voted yes; Director Hanson abstained. Motion carried.

**FINANCIAL REPORT** - President Hochstein moved and Director Hanson seconded the motion to defer the filing of the October 2012 financial statement until the next Board meeting. 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: Hawaiian Telcom fiber optic work; meter enclosures; street sign; grounds maintenance; irrigation repairs; common area light inspections; electrical repairs; landscape issues; violations

**COMMITTEE REPORT**

- A. Design Committee – Fourteen applications approved and two disapproved
- B. Newsletter – No report
- C. Landscape – Chair John Rogers briefly reported on landscape issues and had comments on RJP Landscape's 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 Ad hoc Committee met and Chair Rogers provided a written report to the Board.

**UNFINISHED BUSINESS**

- A. Guard Shack – The Board agreed with the advice of the attorney to give the new City

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administration time to respond until March 31, 2013.

- B. Bike Path – A meeting with the new City administration will be scheduled at the Bike Path.
- C. Tree Replacement Removed by the City – No report
- D. Status of Water Feature Lighting Repairs  
Motion: President Hochstein moved and Director Ashley seconded the motion to authorize the payment of Delta AG's invoice for \$497.38. Motion carried with unanimous approval.
- E. Radar Speed Limit Sign – No report
- F. Association Lighting Retrofit/LED Lights – No report
- G. Electrical Assessment of Circuit Breaker Boxes in Electric Enclosures – Deferred
- H. Status of Defective Greenbelt Light Repairs – Project completed
- I. Status of Bike Path Clean-up for \$366.49 – Project completed
- J. Ad hoc Committee for Alleyway Repairs – President Hochstein moved and Vice President Hiltner seconded the motion to authorize the formation of an Ad hoc Committee for Alleyway Repairs for owner representation. Motion carried with unanimous approval.
- K. Status of Rocks for Alleyway 21 – Project completed

**NEW BUSINESS**

- A. Bollard Installation in front of the Guard Shack – Dropped from the agenda because the land belongs to the City
- B. Proposals for Graffiti Removal – Director Wortham moved and Director Ashley seconded the motion to approve the proposal of Cornerstone Pressure Washing LLC to remove the graffiti from the moss rock wall through pressure washing for \$628.27. Motion carried with unanimous approval.
- C. Live Chicken Trapping – Director Wortham moved and Director Hanson seconded the motion to approve the proposal of Kilauea Pest Control for \$2,950.00 plus tax to pre-bait and trap the chickens at West Loch Fairways. Directors Wortham, Hanson, Hiltner and Rogers voted yes; Director Ashley abstained. Motion carried.

**EXECUTIVE SESSION:** The Board of Directors adjourned to Executive Session at 8:25 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 8:50 p.m.

**NEXT MEETING** - The next Regular Board of Directors Meeting is scheduled for Monday, December 10, 2012 at 6:00 p.m. at Asing Park.

**ADJOURNMENT** - There being no further business to discuss, President Hochstein adjourned the meeting at 8:55 p.m.

Submitted by:

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