

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Tuesday, November 19, 2013
Asing Park, Ewa Beach

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

EXCUSED: Treasurer Beverly FeBenito and Director Rich Ashley

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 6:08 p.m.

HOMEOWNERS' CONCERNS: Mr. Richard May (Lot 235) inquired on the tree adjacent to his lot. Ms. Pina Visaya-Tapec (Lot 216) discussed her photovoltaic system and tree shade. Ms. Yvonne Dembinski (Lot 396) was at the meeting to volunteer for the vacant seat on the Board. The following owners were at the meeting regarding the pit bull: Mr. Tony Tarrant (Lot 315); Ms. Jan Shea and Donna Orr (Lot 140); Mr. and Mrs. Fred Popejoy (Lot 617); Mr. Fangmin Freese (Lot 613). Mr. Popejoy had comments on traffic calming device and common area gate.

ORDER OF BUSINESS

APPROVAL OF MINUTES – 1) Sept. 17, 2013 Regular Board of Directors' Meeting Minutes – Director Wortham moved and Director Nii seconded the motion to approve the Sept. 17, 2013 Regular Board of Directors' Meeting minutes as written. Motion passed with unanimous consent.

2) Oct. 15, 2013 Regular Board of Directors' Meeting Minutes – Director Wortham moved and Director Nii seconded the motion to approve the Oct. 15, 2013 Board minutes and to include the following statement: The Board deferred many items because Asing Park was not available and the meeting was held at the parking lot of Asing Park. Motion carried with unanimous approval.

FINANCIAL REPORT – Financial Statements – President Hochstein moved and Director Wortham seconded the motion to defer the September and October 2013 financial statements. 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: waterfall lights; sprinkler repairs; pit bull; Bike Path meeting with homeowners; landscape issues; Association lights; citations; inspections

Hearing no objections, the President suspended the rules to appoint a Board member. Motion: President Hochstein moved and Secretary Rogers seconded the motion to approve the appointment of Ms. Yvonne Dembinski (Lot 396) to fill the vacant position on the Board. Motion carried with unanimous approval.

COMMITTEE REPORT

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- A. Design Committee – The committee approved 14 applications and disapproved two applications.

Motion: President Hochstein moved and Secretary Rogers seconded the motion to approve a processing fee of \$25 for every design application effective January 1, 2014. Motion passed with unanimous approval.

- B. Newsletter – No report
- C. Landscape – RJP Landscape submitted a written report on landscaping, irrigation and water feature.
- D. Social Committee – President Hochstein moved and Director Wortham seconded the motion to elect Director Dembinski as Social Committee Chair. Motion carried with unanimous approval.
- E. Ad hoc Committee for Revisions to the DCC&Rs & Design Standards – Chair John Rogers will send comments to the attorney regarding the amendment.
- F. Ad hoc Committee for Alleyway Repairs – No report

UNFINISHED BUSINESS

- A. Guard Shack – President Hochstein moved and Vice President Hiltner approved the Guard Shack agreement to be finalized by the attorney with two changes: No key will be supplied to anyone except employee and Board members due to confidentiality and fee shall not exceed \$100 per year. Motion carried with unanimous approval.
- B. Bike Path – President Hochstein moved and Director Wortham seconded the motion to authorize Secretary Rogers to discuss a counteroffer to the City's proposal with the Association's counteroffer to be good for 30 days. Motion carried with unanimous approval.
- C. Tree Replacement Removed by the City – Deferred
- D. Electric Metal Boxes – Ongoing
- E. Bike Path Demolition Proposals – Deferred subject to City's action
- F. Status of Water Feature Lighting/Capital Expenses for \$27,000 – In progress
- G. Tree Replacement near Lot 244 – Silver Trumpet tree replacement cost (\$602.09) deferred
- H. Mulch Garden Proposal - Deferred
- I. Proposal for Anaunau Street Planting for \$1,388.48 – Dropped from the agenda

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J. Proposal for Bike Path Eucalyptus Tree Pruning for \$811.52 – Director Wortham moved and President Hochstein seconded the motion to approve the Eucalyptus tree pruning for \$811.52. Directors Hochstein, Wortham, Rogers, Nii, Sparacio and Dembinski voted yes; Director Hilner voted no. Motion carried.

K. Status of Irrigation Repairs at A'awa and Makaaloa for \$2,752.68 – Completed

L. Website Development – Deferred

M. Moss Rock Wall and Root Removal – Completed

NEW BUSINESS

A. Association's Annual Budget: Secretary Rogers moved and Vice President Hiltner seconded the motion to have the draft annual budget available at every August meeting for Board discussion. Motion passed with unanimous approval.

B. Board Approval to Pay Invoice for Irrigation Repairs – Secretary Rogers moved and Director Wortham seconded the motion to pay RJP Landscape's invoice for \$1,635.07 for various irrigation repairs. Motion carried with unanimous approval.

C. Board Ratification for Delta AG's Various Light Repairs for \$3,375 – Director Wortham moved and President Hochstein seconded the motion to ratify approval for various light repairs by Delta AG for \$3,375. Motion carried with unanimous consent.

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 8:50 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 9:10 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Tuesday, December 10, 2013 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 9:11 p.m.

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