

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Tuesday, November 18, 2014
Asing Park, Ewa Beach

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

EXCUSED: Directors Dominic Sparacio and Yvonne Dembinski

BY-INVITATION: Community Association Manager (CAM) 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 5:45 p.m.

ORDER OF BUSINESS

HOMEOWNERS' CONCERNS: Mr. Phillip Yoneshige (Lot 704) was at the meeting to observe. Mr. and Mrs. John Girangaya (Lot 330) has questions pertaining to legal matters.

APPROVAL OF MINUTES – Treasurer FeBenito moved and Vice President Hiltner seconded the motion to approve the October 21, 2014 Regular Board of Directors' Meeting minutes with the following correction: Page 2 (a) under New Business should have been identified in the proposal of landscaper as Greenbelt 11, not Greenbelt 12. Motion carried with unanimous consent.

FINANCIAL REPORT: Treasurer FeBenito moved and Director Nii seconded the motion to file the October 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: Tree trimming, irrigation repairs, light poles, meeting with owners, property inspection and enforcement status

COMMITTEE REPORT

- A. Design Committee – For the month of October, 13 applications approved and one application was disapproved. In November, 19 applications were approved.
- B. Website – Chair John Rogers provided a verbal report on the website
- 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 was not present at this meeting; President Hochstein gave a short verbal report on the Halloween event.
- E. Ad hoc Committee for Revisions to the DCC&Rs & Design Standards – Discussed under Unfinished Business
- F. Ad hoc Committee for Alleyway Repairs – Discussed under Unfinished Business

UNFINISHED BUSINESS

- A. Bike Path – The Board discussed with Facility Maintenance Deputy Director Eduardo Manglallan prior to this meeting irrigation issues and property lines.
- B. Galvanized Electric Boxes – Waiting for arrival of electric boxes (shipping scheduled between Oct. 31 and November 7, 2014)
- C. Lamp Pole Painting Proposals – Director Wortham moved and Vice President Hiltner seconded the motion to approve the proposal of Kawika's Painting for \$82,200 to strip the old paint and repaint 91 poles contingent upon vendor's agreement to provide a two-year labor warranty. Motion carried with unanimous consent.
- D. Proposal of Smith Hawaii for Alleyway Assessment – Secretary Rogers moved and Director Nii seconded the motion to approve the alleyway Pre-Construction Phase Technical Services for \$2,985 plus tax and expenses by Smith Hawaii. Motion passed with unanimous approval.
- E. Status of Planting of Three Silver Trumpet Trees on Greenbelt 12 for \$1,712.04 – Completed
- F. Status of Guard Shack Shrubbery Replacement for \$2,656.18 – Completed
- G. Status of File Cabinet Purchase by Design Committee – Committee is shopping around.

NEW BUSINESS

- A. Board Resolution for Selected Service Roads – Secretary Rogers moved and Vice President Hiltner seconded the motion to approve the Board Resolution for Selected Service Roads with changes and to send to the Association attorney for review. Motion carried with unanimous consent.

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 8:15 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors' Meeting reconvened at 8:45 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Tuesday, December 9, 2014 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 8:46 p.m.

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