

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Monday, December 12, 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: 04 p.m.

ORDER OF BUSINESS

HOMEOWNERS' CONCERNS: Kerwyn and Charlyn Yonesaki of Lot 622 had comments regarding City trees and A'awa Drive cobblestone strips.

APPROVAL OF MINUTES – Treasurer FeBenito moved and Secretary Rogers seconded the motion to approve the November 21, 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 November 2011 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 present at this meeting and the Property Manager. He reported on the following items: Visitor parking; security cameras; trees; sprinklers; light patrol; cell tower site/meeting with Mobi; association lights; lamp pole painting; pump room clean-up/organized files

COMMITTEE REPORT

- A. Design Committee – Eight applications were approved and one application was disapproved.
- B. Newsletter – No report
- C. Landscape – The Site Manager reported on his observations regarding RJP Landscape & Services and will communicate issues to the arborist. RJPLandscape provided a written report on landscaping and water feature.
- D. Security/Neighborhood Watch – No report
- E. Social Committee – No one volunteered for this committee.

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UNFINISHED BUSINESS**

- A. 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 – Installation scheduled for Dec. 28, 2011
- E. Sign for the Bike Path – The attorney requested that the Bike Path sign be put on hold as of Dec. 1, 2011.
- F. Status of Two (2) Additional Guard Shack – In progress
- G. Letter to the City regarding Tree Replacement – Letter sent to the Mayor and other City officials; waiting for a response from the City

NEW BUSINESS

- A. Ad hoc Committee for DCC&Rs and Design Standards – Secretary Rogers moved and Director Wortham seconded the motion to form an ad hoc committee to review and introduce changes to the Declaration of Covenants, Conditions and Restrictions (DCC&Rs) and Design Standards. Motion carried with unanimous approval. The committee consists of the following: Chair Tom Koontz; Members: John Rogers; Craig Wortham and Rick Hanson

EXECUTIVE SESSION The Board of Directors adjourned to Executive Session at 7:30 p.m. to discuss legal and personnel issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 7:40 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Monday, January 23, 2012 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 7:45 p.m.

Submitted by:

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