

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Monday, December 10, 2012
Asing Park, Ewa Beach

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

EXCUSED: Treasurer Beverly FeBenito and Director 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 6:02 p.m.

ORDER OF BUSINESS

APPROVAL OF MINUTES – Director Wortham moved and Director Nii seconded the motion to approve the minutes of the Regular Board of Directors' meeting held on November 19, 2012 with the following correction: Page 1, under Committee Report (E. Ad hoc Committee for Revisions to the DCCRs & Design Standards) should read "The Ad hoc Committee met and Chair Rogers provided a written report to the Board." Motion carried with unanimous consent.

FINANCIAL REPORT - President Hochstein moved and Director Wortham seconded the motion to defer the filing of the October and November 2012 financial statements 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: Lookout Park benches; violations, site and light inspections, meetings with homeowners; tree trimming; lighting and irrigation repairs

COMMITTEE REPORT

- A. Design Committee – No report
- B. Newsletter – No report
- C. Landscape – Chair John Rogers briefly reported on landscaping and mentioned issues to be discussed with Councilmember Ron Menor. RJP Landscape submitted a 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 – Chair Rogers moved and Director Wortham seconded the motion to present the Ad hoc Committee's proposal to amend the DCC&Rs in regards to performing service road maintenance and establishment of a service road reserve fund as provided by the Ad hoc Committee's report dated December 10, 2012 to the Association's attorney for comments. Motion carried with unanimous approval.
- F. Ad hoc Committee for Alleyway Repairs – No report

UNFINISHED BUSINESS

**West Loch Fairways Association
Regular Board of Directors' Meeting Minute
December 10, 2012 Page 2**

- A. Guard Shack – The Board agreed with the advice of the attorney to give the new City administration time to respond until March 31, 2013.
- B. Bike Path – Secretary Rogers moved and Director Hanson seconded the motion to send the set of questions prepared by the Board Secretary to the City's Deputy Counsel Jennifer Waihee per the City's requirement prior to the meeting at the Bike Path. Motion passed with unanimous consent.
- 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 Delta AG to replace 18 circuit panels for \$1,985.00 and to replace the water pump time clock for \$325.00. Motion carried with unanimous approval.
- E. Radar Speed Limit Sign – This item was dropped from the agenda
- F. Association Lighting Retrofit/LED Lights – President Hochstein moved and Director Wortham seconded the motion to relocate the three lights from below to the top of the hill not to exceed \$500.00. Motion carried with unanimous approval.
- G. Electrical Assessment of Circuit Breaker Boxes in Electric Enclosures
Motion: President Hochstein moved and Director Wortham seconded the motion to approve up to \$1,750 for troubleshooting and materials of electric enclosure circuit breaker boxes. Motion carried with unanimous consent.
- H. Graffiti Removal – Project completed
- I. Live Chicken Trapping by Kilauea Pest Control – In progress

NEW BUSINESS

- A. Alleyway 21 Topsoil and Turf Renovation – Director Wortham moved and Secretary Rogers seconded the motion to approve the topsoil and turf renovation near alleyway 21 for \$197.91. Directors Wortham, Rogers, Nii, Ashley and Hanson voted yes; Director Hiltner voted no. Motion carried.
- B. A'awa Drive Turnaround Soil and Grading Proposal – Director Wortham moved and Director Nii seconded the motion to approve the proposal by F.G. Landscape to place topsoil mix at the end of A'awa Drive for \$776.63 to provide proper drainage and to eliminate ponding water. Motion carried with unanimous approval.

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 7:55 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 8:10 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Monday, March 18, 2013 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 8:15 p.m.

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