

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Tuesday, December 10, 2013
Asing Park, Ewa Beach

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

EXCUSED: Directors Mike Nii, Craig Wortham and Dominic Sparacio

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 6:00 p.m.

GUEST: Mr. Terry Davis, RJP Landscape's Certified Arborist, was at the meeting to explain and to answer questions regarding the mulch garden project for West Loch Fairways.

HOMEOWNERS' CONCERNS: Mr. Patrick Sherman (Lot 179) and Mr. Wallace Kam (Lot 711) were at the meeting to observe. Ms. Kelsey Sears (Lot 146) had comments regarding feral chickens and overgrown bushes on City property. Mr. Richard May (Lot 235) inquired on tree status.

ORDER OF BUSINESS

APPROVAL OF MINUTES – November 19, 2013 Regular Board of Directors' Meeting Minutes – President Hochstein moved and Secretary Rogers seconded the motion to approve the Nov. 19, 2013 Regular Board of Directors' Meeting minutes as written. Directors Hochstein, Rogers, Hiltner and Dembinski voted yes; Directors FeBenito and Ashley abstained. Motion carried.

FINANCIAL REPORT – Financial Statements – President Hochstein moved and Secretary Rogers seconded the motion to file the September and October 2013 financial statements subject to audit. Motion carried with unanimous approval. The Board deferred filing the financial statement for November 2013 until the next meeting.

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: landscaping and grounds maintenance, sprinkler repairs, chicken traps, Association lights; citations and inspections

COMMITTEE REPORT

- A. Design Committee – The committee approved 12 submitted applications.
- B. Newsletter – No report
- C. Landscape – Chair John Rogers provided a verbal report. He will ask RJP Landscape's Terry Davis regarding tree height limit and tree maintenance plan. RJP Landscape submitted a written report on landscaping, irrigation and water feature.

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- D. Social Committee – Chair Yvonne Dembinski gave a brief report on 2014 planned activities.
- 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 – Changes to the Guard Shack Use Agreement forwarded to the City by the attorney
- B. Bike Path – Waiting for City's response to the Association's counteroffer
- C. Tree Replacement Removed by the City – Request for updated proposal from RJP Landscape
- D. Electric Metal Boxes – Ask the attorney to check on material replacement and Board option
- E. Bike Path Demolition Proposals – Deferred subject to City's action
- F. Status of Water Feature Lighting/Capital Expenses for \$27,000 – Completed
- G. Tree Replacement near Lot 244 for \$602.09 – Vice President Hiltner moved and Secretary Rogers seconded the motion cancel the tree replacement and drop this item from the agenda. Motion passed with unanimous approval.
- H. Mulch Garden Proposal – Approved by the Design Committee
- I. Status of Bike Path Eucalyptus tree pruning for \$811.52 – In progress
- J. Website Development – Secretary Rogers volunteered to research available website.

NEW BUSINESS

- A. Proposal to Replace Irrigation Valve for \$602.01 – President Hochstein moved and Vice President Hiltner seconded the motion to approve RJP Landscape's proposal to replace the irrigation valve near 91-1081 Aawa Drive for \$602.01. Motion passed with unanimous consent.
- B. Proposed Pet Rules - Secretary Rogers will make changes to the proposed pet rules and will resubmit to the Board for approval.
- C. Annual Meeting – The annual meeting will be held on Wed., February 26, 2014; sign-in at 6:00 p.m. and call to order at 7:00 p.m. at Ewa Elementary School

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EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 8:05 p.m. to discuss legal and personnel issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 8:55 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Tuesday, January 21, 2014 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 8:56 p.m.

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