

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Tuesday, December 9, 2014
Asing Park, Ewa Beach

PRESENT: President Bob Hochstein, Vice President Tom Hiltner, Secretary John Rogers, Directors Rich Ashley, Dominic Sparacio and Yvonne Dembinski

EXCUSED: Treasurer Beverly FeBenito, Directors Mike Nii and Craig Wortham

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.

ORDER OF BUSINESS

HOMEOWNERS' CONCERNS: Ms. Roxanne Kiipili (Lot 242) brought up a landscaping issue. Ms. Sandra Daclisan (Lot 419) had irrigation comments. Mr. Phillip Yoneshige (Lot 704) had a question regarding irrigation defect (geyser).

APPROVAL OF MINUTES – Secretary Rogers moved and Vice President Hiltner seconded the motion to approve the November 18, 2014 Regular Board of Directors' Meeting minutes with the following correction: Page 1, delete Director Dembinski from Board members present. Motion carried with unanimous consent.

FINANCIAL REPORT: November 2014 financial statement deferred until the next Board meeting

SITE/COVENANT MANAGER'S REPORT – Site/Covenant Manager Robert Allocco provided a written site management report, maintenance status log and violations log to all Board members and Community Association Manager. He reported on the following items: Irrigation repairs, lights, trees, meeting with owners, property inspection and enforcement status

COMMITTEE REPORT

- A. Design Committee – No report
- B. Website–Chair John Rogers showed the Board the website currently under construction.
- C. Landscape - RJP Landscape submitted a report on landscaping, irrigation and water feature. Landscape Chair Rogers provided a brief report.

Motion: Chair John Rogers moved and Director Ashley seconded the motion to require RJP Landscape, per industry standard, to send a 30-day written notice to the Board before implementing a monthly rate increase. Motion carried with unanimous approval.

- D. Social Committee – Chair Yvonne Dembinski gave a short verbal report on Christmas Decorating Contest.

**West Loch Fairways Association
Regular Board of Directors' Meeting Minute
December 9, 2014 Page 2**

- 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 – Waiting for City's Memorandum of Agreement
- B. Galvanized Electric Boxes – Waiting for arrival of electric boxes (shipping scheduled between Oct. 31 and November 7, 2014)
- C. Status of Lamp Pole Painting Proposals – Ongoing
- D. Proposal of Smith Hawaii for Alleyway Assessment – In progress
- E. Status of File Cabinet Purchase by Design Committee – In progress
- F. Board Resolution for Selected Service Roads – Waiting for association attorney's response

NEW BUSINESS

- A. Various Electrical Repairs for \$2,085 – President Hochstein moved and Director Dembinski seconded the motion to ratify approval for various electrical repairs for \$2,085.00. Motion carried with unanimous consent.
- B. Various Irrigation Repairs for \$1,026.14 - President Hochstein moved and Secretary Rogers seconded the motion to ratify approval for various irrigation repairs for \$1,026.14. Motion carried with unanimous consent.
- C. Proposal for Irrigation Repairs at A'awa Drive – Secretary Rogers moved and President Hochstein seconded the motion to approve the proposal for various irrigation repairs for \$2,262.01 at A'awa Drive. Motion passed with unanimous approval.
- D. Website URL - President Hochstein moved and Vice President Hiltner seconded the motion to reimburse Secretary Rogers for any domain name fee/annual URL registration fee(s). Motion carried with unanimous consent.
- E. Feral Cat Trapping Project – Site Manager to solicit proposals

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 8:12 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors' Meeting reconvened at 8:50 p.m.

**West Loch Fairways Association
Regular Board of Directors' Meeting Minute
December 9, 2014 Page 3**

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Tuesday, January 20, 2015 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 8:55 p.m.

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