

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Tuesday, April 21, 2015
Asing Park, Ewa Beach

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

EXCUSED: Treasurer Beverly FeBenito and Director 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 6:05 p.m.

ORDER OF BUSINESS

HOMEOWNERS' CONCERNS: Mr. Phil Yoneshige (Lot 704) was at the meeting to observe. Ms. Hilary Carr (Lot 684) had questions regarding PV system and roof shingles.

APPROVAL OF MINUTES - Director Wortham moved and Secretary Rogers seconded the motion to approve the March 17, 2015 Regular Board of Directors' Meeting minutes as written. Motion carried with unanimous approval.

FINANCIAL REPORT - Director Wortham moved and Secretary Rogers seconded the motion to defer the March 2015 financial statement filing until the Treasurer's availability. Motion carried with unanimous approval.

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: lamp pole inspection, electrical repairs, guard shack windows and list of repairs, pump room door painting, City tree trimming, graffiti, irrigation repairs, pest control, signs and enforcement status

COMMITTEE REPORT

- A. Design Committee – For the month of April, 11 submitted applications approved.
- B. Website–Chair John Rogers provided to the Board the banner layout announcing the website.
- 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 give the Site Manager the authority to approve with estimate up to \$2,000 in irrigation repairs. Motion carried with unanimous consent.

- D. Social Committee – Chair Yvonne Dembinski reported on the Community Sale and June 7, 2015 concert and picnic.

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Motion: Secretary Rogers moved and Vice President Hiltner seconded the motion to approve a budget of \$600 to purchase supplies for the patriotism concert and picnic on June 7, 2015.

- E. Ad hoc Committee for Revisions to the DCC&Rs & Design Standards – Design Committee Chair Tom Hiltner will contact the architect regarding modification.
- F. Ad hoc Committee for Alleyway Repairs – No report

UNFINISHED BUSINESS

- A. Bike Path – No report
- B. Galvanized Electric Boxes – The attorney is handling the issue concerning electric boxes.
- C. Status of Lamp Pole Painting Proposals – Completed
- D. Smith Hawaii's Alleyway Assessment Report – Secretary Rogers moved and Director Wortham seconded the motion to pay Smith Hawaii's invoice for \$1,896.33 (progress payment). Motion carried with unanimous approval.
- E. Board Resolution for Selected Service Roads – Mailed to all owners
- F. RJP Landscape's New Contract – Secretary Rogers moved and Director Ashley seconded the motion to approve the 2015-2017 contract with RJP Landscape with an annual increase of 1.5%. Motion carried with unanimous consent.
- G. Status of Irrigation Upgrade in Greenbelt 5 for \$2,714.55 – Ongoing

NEW BUSINESS

- A. Lighting Maintenance – Secretary Rogers moved and Director Wortham seconded the motion to add a new component in the reserve study as lighting maintenance in the amount of \$80,000 every five years, to revise the lamp pole replacement with 30 lamps every 20 years and allocate \$10,000 annually for lighting repairs in the operating budget. Motion passed with unanimous approval.
- B. Pearl City Glass Shop Proposal – Director Wortham moved and Secretary Rogers seconded the motion to approve the proposal to replace three windows in the guard shack for \$1,022.65 by Pearl City Glass Shop. Motion carried with unanimous consent.
- C. Guard Shack Exterior Painting – Secretary Rogers moved and Director Wortham seconded the motion to approve Eko Painting's proposal for \$973 to paint the guard shack exterior. Motion carried with unanimous consent.

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- D. Discount Signs – Secretary Rogers moved and President Hochstein seconded the motion to approve the total amount of \$5,505 for various common area/street signs. Directors Hochstein, Rogers, Hiltner, Nii and Dembinski voted yes; Directors Ashley and Wortham abstained. Motion carried.

- E. Dial Electric Proposal – Director Nii moved and Secretary Rogers seconded the motion to approve the Dial Electric proposal for six globes and finials for Association lamp poles not to exceed \$3,020.64. Motion passed with unanimous approval.

- F. Rodent Pest Control – Director Wortham moved and Director Nii seconded the motion to approve the Sandwich Isle proposal for initial rodent control treatment for \$534.03 and \$67.50 for service every other month. Motion carried with unanimous consent.

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 8:10 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors' Meeting reconvened at 8:40 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Tuesday, May 19, 2015 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 8:41 p.m.

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