

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Tuesday, June 16, 2015
Asing Park, Ewa Beach

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

EXCUSED: 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: Mr. Phil Yoneshige (Lot 704) was at the meeting to observe. Ms. Shirley Ann Felipe (Lot 250) and Mr. Jeff D'Antonio (Lot 205) asked about design application procedures.

APPROVAL OF MINUTES – President Hochstein moved and Vice President Hiltner seconded the motion to approve the May 19, 2015 Regular Board of Directors' Meeting minutes with the following correction: Under financial report, Secretary John Rogers was not in attendance. Directors Hiltner, FeBenito, Ashley, Sparacio and Dembinski voted yes; Directors Hochstein and Rogers abstained. Motion carried.

FINANCIAL REPORT – Treasurer FeBenito moved and Secretary Rogers seconded the motion to file the March, April and May 2015 financial statements subject to audit. Motion passed with unanimous approval.

Hearing no objections, President Hochstein suspended the rules and deviated from the agenda for Ms. Frances Soares, Lot 448 owner. Ms. Soares had comments regarding fence, trees, website, lights and cul-de-sac.

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: meeting with owners, lighting issues, pest control, irrigation, signage, tree/Urban Forestry and enforcement status

COMMITTEE REPORT

- A. Design Committee – For the month of June, 13 submitted and 13 approved.
- B. Website – Chair John Rogers moved and Director Ashley seconded the motion to provide a list to the Board Secretary the email addresses of owners who registered with Hawaii First's website/VMS accounting system and agreed to receive news alerts and events. Directors Rogers, Ashley, Hiltner, Sparacio and Dembinski voted yes; Directors Hochstein and FeBenito abstained. Motion carried.

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Hearing no objections, President Hochstein suspended the rules to accommodate the Social Committee report before Landscape Committee report.

- C. Social Committee – Chair Yvonne Dembinski reported on the concert and picnic that was held on June 7, 2015.
- D. Landscape - RJP Landscape submitted a report on landscaping, irrigation and water feature.

Motion: Chair John Rogers moved and President Hochstein seconded the motion to remove the tree limbs stated in the list dated May 3, 2015 as soon as possible not to exceed \$6,000. Motion passed with unanimous consent.

- 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 – Secretary Rogers moved and President Hochstein seconded the motion to form an ad hoc committee that will schedule a meeting with the attorney to discuss the proposed Bike Path Agreement (Committee consists of Directors Ashley, Rogers and Sparacio). Motion carried with unanimous consent.
- B. Galvanized Electric Boxes – The Board authorized legal action.
- C. Smith Hawaii's Alleyway Assessment Report – Waiting for report
- D. Status of Signage by Discount Signs – Completed
- E. Status of Globes and Finials from Dial Electric – Materials to be installed
- F. Scooter – Alternate solutions deferred
- G. Cell Phone of Site Manager – Deferred

NEW BUSINESS

- A. Ratify Approval for Various Electrical Repairs \$4,068.61 (Total Amount) – Hearing no objections, the Board ratified approval for various electrical repairs by Delta AG for \$4,068.61. Motion passed with unanimous approval.
- B. Maintenance Reporting Procedures – The Site Manager provided a list of landscaping deficiencies that will be included in the maintenance log.

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- C. Lamp Pole Numbers – Treasurer FeBenito moved and President Hochstein seconded the motion to accept the proposal submitted by Paradise Handyman to stencil the lamp pole numbers on 72 poles for \$806. Directors FeBenito, Hochstein, Rogers, Ashley, Sparacio and Dembinski voted yes; Director Hiltner voted no. Motion carried.

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 8:35 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors' Meeting reconvened at 8:45 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Tuesday, July 21, 2015 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 8:46 p.m.

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