

**WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Tuesday, August 18, 2015
Asing Park, Ewa Beach**

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

EXCUSED: Director Mike Nii

BY-INVITATION: Community Association Manager (CAM) Lynn Uyenco with Associa Hawaii and Site/Covenant Manager Robert Allocco

CALL TO ORDER: Having determined the presence of a quorum, President Hochstein called the meeting to order at 6:03 p.m.

ORDER OF BUSINESS

OWNERS' FORUM: Mr. Phil Yoneshige (Lot 704) was at the meeting to observe. Mr. and Mrs. Gabriel Hernandez (Lot 608) had a question regarding design application.

APPROVAL OF MINUTES – Director Wortham moved and Secretary Rogers seconded the motion to approve the July 21, 2015 Regular Board of Directors' Meeting minutes as written. Directors Wortham, Rogers, FeBenito, Ashley, Sparacio and Dembinski voted yes; Vice President Hiltner abstained. Motion carried.

FINANCIAL REPORT – Treasurer FeBenito moved and Director Ashley seconded the motion to file the July 2015 financial statement subject to audit. Motion passed with unanimous consent.

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: Vehicle accident; sprinkler repairs; meeting with owners; lighting; pest control; guard shack mini blinds; maintenance status log; enforcement status

COMMITTEE REPORT

- A. Design Committee – Committee meeting to be scheduled
- B. Website – Chair John Rogers provided a short verbal report.
- C. Social Committee – Chair Yvonne Dembinski resigned as Chair and Board member.
- D. Landscape - RJP Landscape submitted a report on landscaping, irrigation and water feature. Chair John Rogers provided a short oral report.
- 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 – Deferred
- G. Ad hoc Committee for the Bike Path – Chair Rogers provided a short report.

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UNFINISHED BUSINESS**

- A. Bike Path – Discussed under Committee Reports
- B. Galvanized Electric Boxes – Director Wortham moved and Director Sparacio seconded the motion to inform the manufacturer to refrain from doing business with the vendor due to our experience, to inform Better Business Bureau and to check the vendor's general liability insurance. Motion carried with unanimous consent.
- C. Smith Hawaii's Alleyway Assessment Report – The Board received Smith Hawaii's report. Motion: Director Dembinski moved and Treasurer FeBenito seconded the motion to invite Michael Smith to the September meeting. Motion carried with unanimous approval.
- D. Status of Installation of Globes and Finials - Completed
- E. Scooter – Deferred
- F. Cell Phone of Site Manager – Vice President Hiltner to continue his cell phone research
- G. Status of Tree Limb Trimming (Approx. \$6,000) – Ongoing
- H. Moss Rock Wall and Ramp for Guard Shack – Nisa to schedule the work
- I. Resolution for Drones/Radio-Controlled Aerial Vehicles Use Restriction – Secretary Rogers moved and Director Ashley seconded the motion to approve the resolution for drones contingent upon the attorney's approval of the resolution language. Directors Rogers, Ashley, FeBenito and Wortham voted yes; Directors Hiltner, Sparacio and Dembinski voted no. Motion carried.

NEW BUSINESS

- A. Budget and Reserve Study for 2016 – Treasurer FeBenito moved and President Hochstein seconded the motion approve the budget and updated reserve study with no increase in Association dues. Motion passed with unanimous consent.

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 8:00 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors' Meeting reconvened at 8:35 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Tuesday, September 15, 2015 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 8:40 p.m.

Submitted by:
Lynn Uyenco, CPM®, CMCA®
Director, Management Services
Associa Hawaii