

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Tuesday, September 15, 2015
Asing Park, Ewa Beach

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

EXCUSED: Treasurer Beverly FeBenito, Directors Dominic Sparacio and Craig Wortham

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 6:07 p.m.

ORDER OF BUSINESS

OWNERS' FORUM: Mr. Phil Yoneshige (Lot 704) was at the meeting to observe. Mr. and Mrs. Anthony Hooper (Lot 424) had a question regarding application for PV system.

APPROVAL OF MINUTES – Secretary Rogers moved and Director Ashley seconded the motion to approve the August 18, 2015 Regular Board of Directors' Meeting minutes as written. Motion carried with unanimous consent.

FINANCIAL REPORT – Filing of August 2015 financial statement deferred

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 homeowners; camera; lighting repairs; tree trimming; maintenance status log; enforcement status

Motion: Director Ashley moved and Director Nii seconded the motion to approve the proposal of Kaneshiro Electric to troubleshoot the problem with two light switches in the guard shack. Motion passed with unanimous approval.

Hearing no objections, President Hochstein suspended the rules to discuss alleyways with Smith Hawaii.

GUEST: Mr. Mike Smith discussed his proposal and answered questions from Board members regarding alleyway repairs.

COMMITTEE REPORT

- A. Design Committee – Ten applications approved and one disapproved
- B. Website – Chair John Rogers provided a short verbal report.
- C. Social Committee – No report
- D. Landscape - 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.

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- F. Ad hoc Committee for Alleyway Repairs – Issues discussed with Mike Smith of Smith Hawaii
- G. Ad hoc Committee for the Bike Path – Chair Rogers provided a short report.

UNFINISHED BUSINESS

- A. Galvanized Electric Boxes – No report
- B. Smith Hawaii's Invoice Payment – Secretary Rogers moved and Director Ashley seconded the motion to authorize Associa Hawaii to pay Smith Hawaii's invoice for \$1,267.92. Motion carried with unanimous approval.
- C. Scooter – Deferred
- D. Cell Phone of Site Manager – Vice President Hiltner to continue his cell phone research
- E. Status of Tree Limb Trimming (Approx. \$6,000) – Ongoing
- F. Moss Rock Wall and Ramp for Guard Shack – Work to start on Sept. 22, 2015
- G. Resolution for Drones/Radio-Controlled Aerial Vehicles Use Restriction – No report

NEW BUSINESS

- A. New Proposal of Smith Hawaii for New Survey, Spreadsheet and Estimated Repairs per Alleyway for \$3,685 plus Tax – Deferred
- B. Association Website Cost - CAM to research the cost to design and maintain a website for the Association through Associa
- C. Additional Trash Can for Lookout Park – Secretary Rogers moved and Director Ashley seconded the motion to purchase another trash can for Lookout Park not to exceed \$1000.00. Motion carried with unanimous approval.

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 8:20 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, October 20, 2015 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 8:50 p.m.

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