

**WEST LOCH FAIRWAYS**  
**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING**  
**Tuesday, May 19, 2015**  
**Asing Park, Ewa Beach**

**PRESENT:** Vice President Tom Hiltner, Directors Rich Ashley, Craig Wortham, Dominic Sparacio and Yvonne Dembinski

**EXCUSED:** President Bob Hochstein, Treasurer Beverly FeBenito, Secretary John Rogers and Director Mike Nii

**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, Vice President Hiltner called the meeting to order at 6:05 p.m.

**ORDER OF BUSINESS**

**HOMEOWNERS' CONCERNS:** Mr. Phil Yoneshige (Lot 704) inquired on the design application process and tree removal from the property.

**APPROVAL OF MINUTES** - Director Wortham moved and Director Ashley seconded the motion to approve the April 21, 2015 Regular Board of Directors' Meeting minutes as written. Directors Wortham, Ashley and Dembinski voted yes; Director Sparacio abstained. Motion carried.

**FINANCIAL REPORT** - Director Wortham moved and Secretary Rogers seconded the motion to defer the March and April 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: irrigation repairs, Bike Path, meetings with homeowners, electrical repairs, lamp pole inspection, signage, and enforcement status

**COMMITTEE REPORT**

- A. Design Committee – For the month of May, seven approved and one disapproved.
- B. Website– No report
- C. Landscape - RJP Landscape submitted a report on landscaping, irrigation and water feature.
- D. Social Committee – Chair Yvonne Dembinski reported on the concert and picnic to be held 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 – The Board is reviewing the proposed Memorandum of Agreement.

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- B. Galvanized Electric Boxes – The attorney is handling the issue concerning electric boxes.
- C. Smith Hawaii's Alleyway Assessment Report – Waiting for report
- D. Status of Irrigation Upgrade in Greenbelt 5 for \$2,714.55 – Invoice revised; project completed
- E. Status of Guard Shack Windows – Completed
- F. Status of Guard Shack Exterior Painting – Completed
- G. Status of Signage by Discount Signs – In progress
- H. Status of Globes and Finials from Dial Electric – Materials ordered
- I. Status of Rodent Pest Control – The Board authorized the Site Manager to follow the vendor's recommendation regarding the location of rat traps.

**NEW BUSINESS**

- A. Approval of Delta AG's Invoices for \$4,009.53 and \$1,875 for Electrical Repairs – Director Ashley moved and Director Sparacio seconded the motion to approve the invoices of Delta AG for \$4,009.53 and \$1,875 for various electrical repairs. Motion passed with unanimous approval.
- B. Cellular Telephone of Site Manager – Vice President Hiltner volunteered to research various cellular phone options or plans with Hawaiian Telcom.
- C. Lamp Pole Numbers - – Director Ashley moved and Vice President Hiltner seconded the motion to authorize the Site Manager to provide an estimate to the Board on stenciling the lamp pole number as an option (versus installing pole tags). Motion carried with unanimous approval.
- D. Scooter – Alternate solutions to be discussed by the Board

**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 8:24 p.m.

**NEXT MEETING** - The next Regular Board of Directors Meeting is scheduled for Tuesday, June 16, 2015 at 6:00 p.m. at Asing Park.

**ADJOURNMENT** - There being no further business to discuss, Vice President Hiltner adjourned the meeting at 8:25 p.m.

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