

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

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

EXCUSED: Vice President Tom Hiltner, Directors Mike Nii and Yvonne Dembinski

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

APPROVAL OF MINUTES – President Hochstein moved and Director Sparacio seconded the motion to approve the June 16, 2015 Regular Board of Directors' Meeting minutes as written. Directors Hochstein, Sparacio, Rogers and Ashley voted yes; Director Wortham abstained. Motion carried.

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: Meetings with owners; pest control; maintenance status log; pressure washing graffiti; enforcement status

COMMITTEE REPORT

- A. Design Committee – For the month of July, 10 submitted and 10 approved.
- B. Website – Approximately 200 website subscribers per Chair John Rogers
- C. Social Committee – No report
- D. Landscape - RJP Landscape submitted a report on landscaping, irrigation and water feature. Chair John Rogers provided a short verbal report.
- E. Ad hoc Committee for Revisions to the DCC&Rs & Design Standards – Design Committee Chair Tom Hiltner will contact the architect regarding modification.
- E. Ad hoc Committee for Alleyway Repairs – No report

President Hochstein suspended the rules to discuss the financial statement. Treasurer FeBenito provided a brief report.

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

UNFINISHED BUSINESS

- A. Bike Path – Ad hoc Committee provided a brief report
- B. Galvanized Electric Boxes – Attorney to follow up
- C. Smith Hawaii's Alleyway Assessment Report – Waiting for report
- D. Status of Installation of Globes and Finials
- E. Scooter – President Hochstein moved and Secretary Rogers seconded the motion to authorize the Site Manager to shop for a replacement scooter not to exceed \$2,000.00. Motion carried with unanimous consent.
- F. Cell Phone of Site Manager – Deferred
- G. Lamp Pole Stenciled Numbers - Completed

NEW BUSINESS

- A. Graffiti Power Washing – Secretary Rogers moved and Director Ashley seconded the motion to approve RJP Landscape's proposal for \$471.20 to power wash graffiti subject to verification of the scope of work. Motion carried with unanimous consent.
- B. Moss Rock Wall and Ramp for Guard Shack – Director Wortham moved and President Hochstein seconded the motion to approve Nisa's proposal for \$950 to repair the moss rock wall and \$250 to install a short concrete guard shack ramp. Motion passed with unanimous approval.
- C. Use Restrictions for Drones/Radio-Controlled Aerial Vehicles – Secretary Rogers volunteered to research and prepare draft use restrictions.

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 7:50 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors' Meeting reconvened at 8:30 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Tuesday, August 18, 2015 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 8:35 p.m.

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