

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Tuesday, October 20, 2015
Asing Park, Ewa Beach

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

EXCUSED: Director 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 6:10 p.m.

ORDER OF BUSINESS

OWNERS' FORUM: Mr. Phil Yoneshige (Lot 704) was at the meeting to observe. Mr. Richard Houghton (Lot 623) stated issues regarding landscaping noise and dust

APPROVAL OF MINUTES – Secretary Rogers moved and Director Ashley seconded the motion to approve the September 15, 2015 Regular Board of Directors' Meeting minutes as written. Directors Rogers, Ashley, Hiltner, FeBenito and Nii voted yes; Director Sparacio abstained. Motion carried.

FINANCIAL REPORT

A) Treasurer FeBenito moved and Secretary Rogers seconded the motion to file the August and September 2015 financial statements subject to audit. Motion carried with unanimous approval.

B) President Hochstein moved and Treasurer FeBenito seconded the motion to rollover or reinvest the following CDs at the highest prevailing interest rate:

- a) \$77,317.32 MOB CD, 10/22/15, for a term of six months
- b) \$50,000.00 Finance Factors, 10/30/15, for a term of six months
- c) \$50,322.67 HCCU CD, 11/13/15, for a term of 12 months

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: meeting with homeowners; irrigation, lighting repairs; trees, electrical boxes, maintenance status log; enforcement status

COMMITTEE REPORT

- A. Design Committee – For September, 12 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.

**West Loch Fairways Homeowners Association
Regular Board of Directors' Meeting Minutes
October 20, 2015 Page 2**

- 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 – Issues discussed with vendor
- G. Ad hoc Committee for the Bike Path – Chair John Rogers moved and Director Ashley seconded the motion to accept the finalized documents as recommended by the attorney. Motion passed with unanimous consent.

UNFINISHED BUSINESS

- A. Galvanized Electric Boxes – President Hochstein moved and Secretary Rogers seconded the motion to approve one proposal of Paradise Handyman for \$709.95 to prime and paint the electric box at Lookout Park. Motion passed with unanimous consent.
- B. Smith Hawaii's Proposal for \$3,685 – President Hochstein moved and Treasurer FeBenito seconded the motion to undertake the alleyway project directly with Oahu Sealcoating. Motion carried with unanimous approval.
- C. Scooter – President Hochstein moved and Director Ashley seconded the motion to approve a new scooter purchase for the Site Manager not to exceed \$3,800. Motion carried with unanimous approval.
- D. Cell Phone of Site Manager – Vice President Hiltner provided several options to the Board and will continue his research regarding the landline and alarm system.
- E. Status of Tree Limb Trimming (Approx. \$6,000) – Ongoing
- F. Moss Rock Wall and Ramp for Guard Shack – Completed
- G. Resolution for Drones/Radio-Controlled Aerial Vehicles Use Restriction – Secretary Rogers moved and President Hochstein seconded the motion to accept the attorney's recommended changes and to mail the resolution to all owners 30 days before the implementation of the policy. Directors Rogers, Hochstein, FeBenito, Nii, Ashley and Sparacio voted yes; Director Hiltner voted no. Motion carried.
- H. Association Website Cost - CAM to research the cost to design and maintain a website for the Association through Associa
- I. Additional Trash Can for Lookout Park – No response from vendor; Site Manager to look for other sources/options

NEW BUSINESS

- A. Bulletin Board's Plastic Pane Replacement – Secretary Rogers moved and President Hochstein seconded the motion to approve the proposal of Paradise Handyman to replace the plastic pane in the bulletin board for \$125.00. Motion passed with unanimous consent.

**West Loch Fairways Homeowners Association
Regular Board of Directors' Meeting Minutes
October 20, 2015 Page 3**

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 8:15 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, November 17, 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®
Director, Management Services
Associa Hawaii