

**WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Tuesday, November 17, 2015
Asing Park, Ewa Beach**

PRESENT: President Bob Hochstein, Secretary John Rogers, Directors Rich Ashley, Mike Nii, Dominic Sparacio and Craig Wortham

EXCUSED: Vice President Tom Hiltner and Treasurer Beverly FeBenito

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 6:02 p.m.

ORDER OF BUSINESS

OWNERS' FORUM: Ms. Martha Aguiar (Lot 372) had a question regarding yard maintenance and planter. Mr. Leslie Robinson (Lot 423) inquired on community events. Director Sparacio (Lot 600) had a comment regarding loud motor vehicles.

APPROVAL OF MINUTES – Secretary Rogers moved and President Hochstein seconded the motion to approve the October 20, 2015 Regular Board of Directors' Meeting minutes as written. Directors Hochstein, Rogers, Ashley, Nii, Sparacio voted yes; Director Wortham abstained. Motion carried.

FINANCIAL REPORT – Hearing no objections, the financial statement filing was 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; trees, irrigation, dogs, bulky item pick-up, park bench graffiti, electrical boxes, maintenance status log; enforcement status

COMMITTEE REPORT

- A. Design Committee – For October, 15 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 – No report; 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 – Director Wortham moved and Director Ashley seconded the motion to approve the Bike Path's Memorandum of Agreement and Entry Permit with the President and Secretary to sign the documents. Motion passed with unanimous consent.

**West Loch Fairways Homeowners Association
Regular Board of Directors' Meeting Minutes
November 17, 2015 Page 2
UNFINISHED BUSINESS**

- A. Galvanized Electric Boxes – Director Ashley moved and Secretary Rogers seconded the motion to approve the rest of Paradise Handyman's proposals to prep and paint the remaining electrical boxes. Motion passed with unanimous consent.
- B. Status of Scooter – President Hochstein reported that he was waiting for December sale.
- C. Cell Phone of Site Manager – No report
- D. Status of Tree Limb Trimming (Approx. \$6,000) – Ongoing
- E. Association Website Cost – Deferred per Secretary Rogers
- F. Additional Trash Can for Lookout Park – Completed

NEW BUSINESS

- A. Eucalyptus Trees on Cane Haul Road – Secretary Rogers moved and President Hochstein seconded the motion to authorize RJP Landscape to remove two dead Eucalyptus trees on Cane Haul Road for \$350 plus tax. Motion passed with unanimous approval.
- B. Outdoor Sign – Director Wortham moved and Director Sparacio seconded the motion to approve up to \$250 for an outdoor sign. Motion carried 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 8:20 p.m.

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

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

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