

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Tuesday, June 21, 2016
Asing Park, Ewa Beach

PRESENT: President Bob Hochstein, Vice President Tom Hiltner, Secretary John Rogers, Directors Rich Ashley, Dominic Sparacio, Craig Wortham and Joshua Wooldridge

EXCUSED: Treasurer Beverly FeBenito and Director Mike Nii

BY-INVITATION: Community Association Manager (CAM) Lynn Uyenco with Associa Hawaii; Site/Covenant Manager Robert Allocco

CALL TO ORDER: Having determined the presence of a quorum, President Hochstein called the meeting to order at 5:47 p.m.

ORDER OF BUSINESS

GUESTS: The Hawaii Bicycling League made a presentation regarding the Leeward Bikeway.

OWNERS' FORUM: Mr. Phil Yonishige (Lot 704) had a question regarding alleyway repairs.

APPROVAL OF MINUTES - Director Wortham moved and President Hochstein seconded the motion to approve the May 17, 2016 Regular Board of Directors' meeting minutes as written. Directors Wortham, Hochstein, Hiltner, Rogers, Ashley and Wooldridge voted yes; Director Sparacio abstained. Motion carried.

FINANCIAL REPORT – The Board deferred filing of the financial statement for May 2016.

SITE/COVENANT MANAGER'S REPORT – The Site Manager submitted written reports to the Board and provided a copy to the Managing Agent.

COMMITTEE REPORT

- A. Design Committee – Eleven applications were approved and one Board action
- B. Website – Discussion to continue with Associa Hawaii on website development
- C. Social Committee – No report
- D. Landscape - Chair John Rogers provided a short oral report. RJP Landscape submitted a written report to the Board and a copy to the managing agent.
- E. Ad hoc Committee for Revisions to the DCC&Rs & Design Standards – No report
- F. Ad hoc Committee for Alleyway Repairs – No report

UNFINISHED BUSINESS

- A. Status of Scooter – New scooter purchased
- B. Estimates to Digitize Association Files – Deferred
- C. Pump Room Electrical Work by Kaneshiro Electric for \$1,326.00 – Waiting for parts

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D. Status of Culvert Repairs – Waiting for attorney to provide agreement form

E. Status of Bike Path Tree Trimming or Removal for \$10,853.39 – Waiting for landscaper's agreement

NEW BUSINESS

A. Board to Ratify Irrigation Repairs – Secretary Rogers moved and President Hochstein seconded the motion to ratify approval for \$1,548.81 for irrigation repairs. Motion passed with unanimous approval.

B. Proposal of RJP Landscape for Irrigation Repairs – Director Ashley moved and Vice President Hiltner seconded the motion to approve the proposal of RJP Landscape for \$2,019.91 for irrigation repairs. Motion carried with unanimous consent.

C. Board Approval for WLF House Model Drawings – President Hochstein moved and Director Wooldridge seconded the motion to pay for West Loch Fairways House Model Drawings not to exceed \$1,500.00. Motion passed with unanimous approval.

D. Board to Ratify Approval for Oahu Sealcoating's Contract – Secretary Rogers moved and Vice President Hiltner seconded the motion to ratify approval for Oahu Sealcoating & Paving's contract for \$549,210.00 to repair or repave the alleyways. Motion carried with unanimous consent.

E. Transfer of Funds/Motion: President Hochstein moved and Vice President Hochstein seconded the motion to transfer \$150,000 from the reserve account to checking to pay for the 25% down payment for the alleyway repairs to Oahu Sealcoating & Paving and to pay the invoice of vendor for 25% of the total cost of the project. Motion carried with unanimous approval.

F. Support for Leeward Bikeway – Director Wortham moved and Director Ashley seconded the motion to grant approval to sign the form supporting the Leeward Bikeway by West Loch Fairways Homeowners Association. Motion passed with unanimous consent.

G. Design Committee Chair – Vice President Hiltner moved and President Hochstein seconded the motion to elect Director Rich Ashley as Chair of the Design Committee. Motion carried with unanimous consent.

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 8:40 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors' Meeting reconvened at 8:57 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Tuesday, June 21, 2016 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 9:00 p.m.

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