

**WEST LOCH FAIRWAYS  
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING  
Tuesday, October 17, 2017  
Asing Park, Ewa Beach**

**PRESENT:** President Bob Hochstein, Vice President Rich Ashley, Treasurer Beverly FeBenito, Secretary John Rogers, Directors Mike Nii, Troy Fournier, Joshua Wooldridge

**EXCUSED:** Director Dominic Sparacio and Paul Olitsky

**BY-INVITATION:** Thomas Tabacco, Sr. Community Manager and Mailani Barnett, Site/Covenant Manager

**OWNERS' FORUM:** Aloma Badayos, lot 689 expressed concerns regarding the neighbor's fence encroaching on their lot. Board advised to check with attorney.

**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** – A motion was made by Director Fournier and seconded by Director Woodridge to approve Regular Board of Directors Meeting held on September 18, 2017 as written. The motion unanimously carried.

**FINANCIAL REPORT** – The Financial Statements for the months of June, July and August 2017 were reviewed and filed subject to audit. CAM Tabacco will send Treasurer FeBenito a general ledger as requested.

**SITE MANAGER'S REPORT:**

Fine policy – A motion was made by Director FeBenito to change the fine policy timeframe from 6 months to three months effective 1/1/2018. The motion unanimously carried.

Chicken Problem – A motion was made by Director Hochstein and seconded by Director Woodridge to up to purchase chicken traps up to \$200.00. The motion unanimously carried.

Site Manager Report – Board requesting site manager post office hours for resident.

**COMMUNITY MANAGER'S REPORT:** None

**COMMITTEE REPORTS**

- A. Design Committee – Chair Ashley reported in September, thirteen (13) design applications were reviewed and thirteen (13) approved.
- B. Website – Deferred until next month.
- C. Landscape – Fine from City and County on water leak to be sent to Associa for payment.

**UNFINISHED BUSINESS**

- A. Inbound Monkeypod City Trees – deferred
- B. Bike Path – no update.

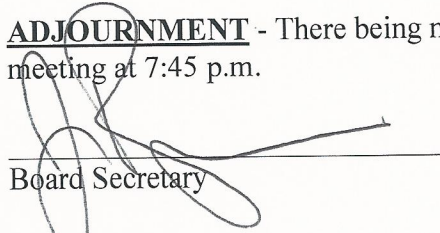
**NEW BUSINESS:**

- A. 2018 Budget and Reserves - A motion was made by Director FeBenito and seconded by Director Ashley to approve the year 2018 budget with no increase in maintenance fees. The approved budget provides for total revenues of \$46,802.00 per month, total expenses of \$46,802.00 per month. Maintenance dues to support the approved budget are \$41,062.00 per month for all units combined which is a 0% increase in dues. The motion unanimously carried.

**EXECUTIVE SESSION:** none

**NEXT MEETING** - The next Regular Board of Directors Meeting is scheduled for Tuesday, November 14, 2017 at 6:00 p.m. at Asing Park.

**ADJOURNMENT** - There being no further business to discuss, President Hochstein adjourned the meeting at 7:45 p.m.

  
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Board Secretary

Submitted by:  
Thomas Tabacco CMCA® PCAM®  
Sr. Community Manager  
Associa Hawaii