

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Tuesday, March 15, 2016
Asing Park, Ewa Beach

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

EXCUSED: Treasurer Beverly FeBenito, Directors Mike Nii and Joshua Wooldridge

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 6:33 p.m.

ORDER OF BUSINESS

OWNERS' FORUM: Mr. Kekoa Tassill (Lot 470) had a question regarding fence design. Mr. John West (Lot 179) needed clarification on fence and mailbox and related a break-in incident. Mr. Phil Yoneshige (Lot 704) was at the meeting to observe. Director Sparacio submitted a pet complaint to the Board and Site Manager.

APPROVAL OF MINUTES

A. January 19, 2016 Regular Board of Directors' Meeting – Director Wortham moved and Secretary Rogers seconded the motion to approve the Jan. 19, 2016 Board meeting minutes as written. Directors Wortham, Rogers, Hiltner and Sparacio voted yes; Director Ashley abstained. Motion carried.

B. February 16, 2016 Annual Meeting Minutes – Secretary Rogers moved Director Wortham seconded the motion to approve the February 16, 2016 Annual Meeting minutes as written. Motion carried with unanimous approval.

C. February 16, 2016 Organizational Meeting Minutes – Secretary Rogers moved Vice President Hiltner seconded the motion to approve the February 16, 2016 Organizational Meeting minutes as written. Motion carried with unanimous approval.

FINANCIAL REPORT – Secretary Rogers moved and Director Wortham seconded the motion to file the December 2015, January and February 2016 financial statements subject to audit. Motion passed with unanimous approval.

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 – In January 2016, three applications approved and one application was disapproved. In February 2016, nine applications were approved and one application was 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. 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 – Deferred

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F. Ad hoc Committee for Alleyway Repairs – Short discussion regarding cost of repairs

UNFINISHED BUSINESS

- A. Galvanized Electric Boxes – Installation scheduled on March 17th and 18th
- B. Status of Scooter – Site Manager will purchase a new scooter.
- C. Status of Tree Limb Trimming (Approx. \$6,000) – Ongoing
- D. Association Website Cost – Secretary Rogers provided a brief verbal report.
- E. Bike Path Signs and Pole Removal – Completed
- F. Status of Sidewalk Repairs by Nisa Contractor for \$19,930 - Completed
- G. Tree Removal (tag #59) and Replacement with Silver Trumpet Tree for \$1,005.25 – To be scheduled by RJP Landscape

NEW BUSINESS

- A. Estimate to Digitize Association Files – Site Manager to solicit proposals
- B. Concrete Box Replacement by Nisa for \$440 plus Tax – Director Ashley moved and Director Wortham seconded the motion to replace the concrete box by Nisa for \$440 plus tax. Motion passed with unanimous approval.
- C. Proposal to Paint New Electrical Boxes – Deferred
- D. Pump Room Electrical Work for \$1,326.00 – Secretary Rogers moved and President Hochstein seconded the motion to approve the proposal of Kaneshiro Electric for \$1,326 plus tax. Motion carried with unanimous approval.
- E. Park Bench Painting - Site Manager will solicit proposals.
- F. Sidewalk Repairs – President Hochstein moved and Secretary Rogers seconded the motion to authorize the repair of two sidewalk areas by Nisa not to exceed \$600 plus tax. Motion passed with unanimous consent.

EXECUTIVE SESSION: The Board of Directors adjourned to Executive Session at 8:25 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors' Meeting reconvened at 8:40 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Tuesday, April 19, 2016 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 8:41p.m.

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