

WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Tuesday, April 19, 2016
Asing Park, Ewa Beach

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

EXCUSED: President Bob Hochstein, 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, Vice President Hiltner called the Meeting to order at 6:33 p.m.

ORDER OF BUSINESS

OWNERS' FORUM: Ms. Yvonne Dembinski (Lot) was at the meeting to observe.

APPROVAL OF MINUTES - Secretary Rogers moved and Director Wortham seconded the motion to approve the April 19, 2016 Regular Board of Directors' meeting minutes as written. Motion carried with unanimous consent.

FINANCIAL REPORT – 1) Secretary Rogers moved and Director Wortham seconded the motion to file the March 2016 financial statement subject to audit. Motion passed with unanimous approval.
2) Finance Factors CD maturing on April 30, 2016 – Vice President Hiltner moved and Secretary Rogers seconded the motion to convert the CD to a money market account when the Finance Factors CD for \$50,337 matures on April 30, 2016. Motion carried 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 March 2016, six applications were approved.

B. Website – Secretary John Rogers moved and Vice President Hiltner seconded the motion to authorize Associa to develop a website for West Loch Fairways for set-up cost of \$100 and \$40 per month. Motion passed with unanimous approval.

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 – Chair Tom Hiltner provided a short verbal report.

F. Ad hoc Committee for Alleyway Repairs – Chair John Rogers briefed the Board on the status of the alleyway repairs.

UNFINISHED BUSINESS

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- A. Galvanized Electric Boxes – Installation completed
- B. Status of Scooter – Site Manager will continue his research.
- C. Status of Tree Limb Trimming (Approx. \$6,000) – Ongoing
- D. Tree Removal (tag #59) and Replacement with Silver Trumpet Tree – Completed
- E. Estimates to Digitize Association Files – Discussion deferred
- F. Concrete Box Replacement by Nisa for \$440 plus Tax – Completed
- G. Proposal to Paint New Electrical Boxes – Dropped from the agenda
- H. Pump Room Electrical Work by Kaneshiro Electric for \$1,326.00 – In progress
- I. Park Bench Painting – Secretary Rogers moved and Director Wortham seconded the motion to approve the proposal for \$1,145.87 to paint eight benches plus the cost of oil-based paint. Directors Rogers, Wortham, Ashley and Sparacio voted yes; Directors Hiltner and Wooldridge voted no. Motion carried.
- J. Sidewalk Repairs by Nisa for \$600 – Completed

NEW BUSINESS

- A. Approval for Rental Agent (Island Realty Group) – Secretary Rogers moved and Vice President Hiltner seconded the motion to approve Island Realty Group without Kevin Rathbun to manage the house (owned by Association on a temporary basis) for West Loch Fairways. Motion carried with unanimous consent.
- B. Proposals for Concrete Culvert Repairs - Waiting for additional proposals
- C. Trash Receptacle – Secretary Rogers moved and Director Wortham seconded the motion to move one trash receptacle at the Tot Lot to Lookout Park at a cost not to exceed \$300. Motion passed with unanimous approval

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 8:30 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Tuesday, May 17, 2016 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, Vice President Hiltner adjourned the meeting at 8:31 p.m.

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