

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

**PRESENT:** Vice President Tom Hiltner, Treasurer Beverly FeBenito, Secretary John Rogers, Directors Mike Nii, Rich Ashley, Dominic Sparacio, Craig Wortham and Joshua Wooldridge

**EXCUSED:** President Bob Hochstein

**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 6:00 p.m.

**ORDER OF BUSINESS**

**OWNERS' FORUM:** Ms. Martha Aguiar (Lot 372), Mr. & Mrs. Charles Mantooth (Lot 373) and Mr. Henry Kuhn (Lot 374) had questions and comments regarding alleyway repairs and assessments. Ms. Yvonne Dembinski (Lot 396) and Mr. Phil Yonishige (Lot 704) were at the meeting to observe.

**APPROVAL OF MINUTES** - Director Wortham moved and Secretary Rogers seconded the motion to approve the June 21, 2016 Regular Board of Directors' meeting minutes with the following correction: Page 2, Next Meeting should read July 19, 2016. Motion carried with unanimous consent.

**FINANCIAL REPORT** – Treasurer FeBenito moved and Director Ashley seconded the motion to file the May and June 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 – Ten applications were approved and one disapproved.

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. The Site Manager will bring up the mulch issue with RJP Landscape and the importance of complying with the mulch garden requirement.

E. Ad hoc Committee for Revisions to the DCC&Rs & Design Standards – No report

F. Ad hoc Committee for Alleyway Repairs – Secretary Rogers moved and Director Wortham moved to dissolve the Ad hoc Committee for Alleyway Repairs since the committee completed its tasks. Motion carried with unanimous approval.

**UNFINISHED BUSINESS**

A. Estimates to Digitize Association Files – Deferred

B. Pump Room Electrical Work by Kaneshiro Electric for \$1,326.00 – Completed

C. Status of Culvert Repairs – Secretary Rogers moved and Director Wooldridge seconded the motion to approve the Temporary Revocable Construction License prepared by the attorney for the culvert repairs. Motion passed with unanimous consent.

D. Status of Bike Path Tree Trimming or Removal for \$10,853.39 – Landscape committee to discuss with RJP Landscape

E. Status of Irrigation Repairs for \$2,019.91– Completed

F. Status of WLF House Model Drawings – Completed

**NEW BUSINESS**

A. Proposal of RJP Landscape for \$1,172.77 to Plant 35 Red Hibiscus at Greenbelt 1 – This item was turned over to the Landscape Committee for review and recommendation.

B. Proposals for 2015 Audit – Treasurer FeBenito moved and Director Wortham seconded the motion to approve Terry Wong as the auditor for the 2015 financial statements of West Loch Fairways for \$1,900 plus tax. Motion carried with unanimous approval.

**EXECUTIVE SESSION:** The Board of Directors adjourned to Executive Session at 7:48 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors' Meeting reconvened at 8:44 p.m.

**NEXT MEETING** - The next Regular Board of Directors Meeting is scheduled for Tuesday, August 16, 2016 at 6:00 p.m. at Asing Park.

**ADJOURNMENT** - There being no further business to discuss, Vice President Hiltner adjourned the meeting at 8:45p.m.

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