

**West Loch Fairways
Board of Directors' Meeting
Monday, March 20, 2023
Rec Center, West Loch Fairways Townhomes,
91-1060 Makaaloa St. Ewa Beach, Hawaii**

Call to Order

The meeting of the Board of Directors of West Loch Fairways was called to order at 6:00 p.m.

Establish a Quorum:

A quorum was established.

Present: President Robert Hochstein; Vice President Rich Ashley; Treasurer Beverly Febenito; Directors Lee Stewart, James Darlow, James Pierce and Michael Nii

By-invitation: Management Executive (ME) Theresa Angela Ligaya with Hawaiiana Management Company Ltd.; Site Covenant Manager (SCM) Mailani Barnett

Owners' Forum – None.

Approval of Minutes – Treasurer Febenito moved and Director Pierce seconded the motion to approve the November 21, 2022 Regular Board meeting minutes as written. Motion carried with unanimous approval.

Treasurer's Report/Financial Statement – Treasurer Febenito moved and President Hochstein seconded the motion to accept the October, November, December 2022 and January 2023 financial statements subject to audit. Motion passed with unanimous approval.

Site Covenant Manager's Report – The Site Covenant Manager submitted a monthly report, covenant enforcement spreadsheet and fine assessments to the Board and managing agent.

Committee Reports

A. Design Review - In December 2022, 7 applications were submitted, 6 were approved, 1 disapproved. In January 2023, 10 submitted, 10 approved. In February 2023, 12 were submitted, 10 approved and 2 disapprovals

B. Website – No report

C. Landscape Committee – No update. RJP Landscape submitted a report for January and February 2023. Treasurer Febenito and Vice President Ashley will co-chair this committee.

D. Special Committee for DCC&Rs Revisions – No Update.

Unfinished Business

A. Status of West Loch Fairways Sign Cleaning and Painting Proposal – This is scheduled for the end of April/early May

B. Status of Pump Room Door Replacement – This is scheduled for the end of April/early May

New Business

A. Guard Shack Pressure Washing Proposal and Painting Proposals – Director Nii moved and Director Pierce seconded the motion to accept Headed Home's proposal to pressure wash and paint the guard shack for \$3,621.75. Motion carried with unanimous consent.

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- B. Guard Shack Roof Replacement Proposals - Deferred
- C. Camera Repairs Proposals – Wireless vs. Fiber Optics – Director Pierce moved and Director Darlow seconded the motion to accept Aluhana’s proposal to assess the cameras on property for \$1,088.45. Motion carried with unanimous consent.
- D. RJP Landscaping Proposals – Aawa Drive Bollards – Vice President Ashley moved and Director Pierce seconded the motion to accept RJP Landscaping’s proposal to repaint the bollards on Aawa Drive for \$300.00. Motion carried with unanimous consent.
- E. RJP Root Barrier Proposal - Vice President Ashley moved and Director Pierce seconded the motion to accept RJP Landscaping’s proposal for a 50 LF commercial grade root barrier along the rock wall at Cane Haul Road for \$5,000.00
- F. RJP Proposal – Repaint Electrical and Irrigation Boxes – Vice President Ashley moved and Director Pierced seconded the motion to accept RJP Landscaping’s proposal to repaint the vandalized electrical and irrigation boxes for \$625.00. The motion carried with unanimous consent.
- G. Park Bench Fix and Paint – Tabled pending more information.
- H. Tree Trimming – President Hochstein motioned and Director Nii seconded to accept the proposals to trim the pod carpus trees and reduce the height 30% for \$7,539.26 and to cut and remove 5 large eucalyptus trees for \$4,973.82. The motion carried unanimously.
- I. RJP Landscape’s Proposal for Sidewalk Repairs - President Hochstein moved and Director Nii seconded the motion to approve RJP Landscape’s proposal for sidewalk repairs for \$2,073.29. Motion carried with unanimous approval.
- J. API Security Holiday Patrol for \$75/Hour – Director Pierce moved and President Hochstein seconded the motion to approve API Security’s rate for \$75 per hour for holiday patrol. Motion passed with unanimous consent.
- K. Website Fireworks/Noise Reminder – Director Darlow volunteered to assist in updating the website with Secretary Rogers with a reminder to owners and residents that excessive noise and fireworks are prohibited at West Loch Fairways.
- L. Progressive Electric’s Proposal – Director Pierce moved and Director Stewart seconded the motion to approve the proposal of Progressive Electric to inspect 83 lamp poles and issue a report of the condition of the anchors for \$9545. Motion carried with unanimous approval.

Executive Session

The Board adjourned to Executive Session at 7:34 p.m. to discuss legal issues, contracts and personnel matters. The Regular Board of Directors’ Meeting reconvened at 8:01 p.m.

Date, Time, and Place of the Next Meeting

The next Regular Meeting of the West Loch Fairways Board of Directors is scheduled for Monday, April 17, 2023 at 6:00 p.m. at the Recreation Center, WLF Townhomes.

Adjournment

There being no further business, President Hochstein adjourned the meeting at 8:01 p.m.

Submitted by:
Theresa Angela Ligaya, CMCA©
Management Executive

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Hawaiiana Management Company, Ltd.

Approved on: April 17, 2023