

**West Loch Fairways
Board of Directors' Meeting
Monday, September 19, 2022
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 6:01 p.m.

Establish a Quorum:

A quorum was established.

Present: Vice President Rich Ashley; Treasurer Beverly Febenito; Secretary John Rogers; Directors Lee Stewart, James Darlow and Mike Nii

Absent: President Robert Hochstein; Director Jae Pierce

By-invitation: Senior Management Executive (ME) Lynn Uyenco with Hawaiian Management Company Ltd.; Site Covenant Manager (SCM) Mailani Barnett

Owners' Forum – Ms. Christina Ornellas had a question regarding vinyl swimming pool.

Approval of Minutes – Secretary Rogers moved and Vice President Ashley seconded the motion to approve the August 15, 2022 Regular Board meeting minutes with the following corrections: Page 1 Committee Reports, Design Review should be...July 2022, not August 2022; Page 2 New Business (B) should be stated as...To have the guard shack power washed within 30 days and evaluate the roof condition. Motion carried with unanimous approval.

Treasurer's Report/Financial Statement – Treasurer Febenito moved and Director Stewart seconded the motion to accept the July 2022 financial statement 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 August 2022, six applications were submitted and six were approved. Motion: Chair Rich Ashley moved and Treasurer Febenito seconded the motion to approve the proposal of Next Design LLC (an architectural firm) to review and approve owners' renovation drawings. Motion passed with unanimous approval.

B. Website – Chair John Rogers provided a short report.

C. Landscape Committee – Chair John Rogers discussed landscaping and waterfall issues. RJP Landscape submitted a report for August 2022.

D. Special Committee for DCC&Rs Revisions – Chair Lee Stewart asked the committee members to forward their proposed changes to the DCCRs to him for review and for committee meeting discussion.

Unfinished Business

A. Status of Lifeline Alarm Intrusion– Completed

B. Status of DAT Inc. Fiber Optic Installation for \$2490.05– Completed

C. Status of New 7 Poles and 7 Fixtures (Globes) through Dial Electric for \$27,455 – Poles and Fixtures were ordered by the vendor.

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D. Status of Progressive Electric's Removal of Old Light Poles and Install Replacement – Project to be scheduled after the arrival of new poles

E. Status of RJP Landscape's Removal of Large Limbs for \$1465.96 – Completed

F. Kaneshiro Electric Proposals to Replace Landscape Lights – Deferred; the Site Manager will research other options.

New Business

A. DAT Inc. Estimate for Fiber Optic for Cemetery Park Camera – Secretary Rogers moved and Vice President Ashely seconded the motion to approve DAT Inc's estimate of \$300-\$500 for the cemetery park camera fiber optic. Motion carried with unanimous approval.

B. Pacific AquaScapes Proposal (#1232)- Secretary Rogers moved and Director Darlow seconded the motion to approve the proposal of Pacific AquaScapes for (2) Pentair EQ pump and installation for \$16,446.21 for the water feature. Motion passed with unanimous consent.

C. Pacific AquaScapes Proposal (#1234)- Secretary Rogers moved and Director Darlow seconded the motion to approve the proposal of Pacific AquaScapes for semi-annual water feature and equipment inspection to include a report for \$549.74 per inspection. Motion carried with unanimous approval.

D. RJP Landscape Proposal - Bike Path One-time Cleaning for \$23,036.64 – Deferred; the Site Manager shall ask for a proposal from RJP Landscape for ground cover and cost of quarterly maintenance for the next meeting.

E. RJP Landscape Proposal for Mango Tree Trimming/Lot 362/GB11 for \$1727.74 - Dropped from the agenda

F. RJP Landscape Proposal for Root Barrier/Tree Tag 223 - Vice President Ashley moved and Secretary Rogers seconded the motion to approve RJP Landscape's proposal for a root barrier for Tree#223 for \$3,769.63. Motion carried with unanimous consent.

Executive Session

The Board adjourned to Executive Session at 7:25 p.m. to discuss legal issues, contracts and personnel matters. The Regular Board of Directors' Meeting reconvened at 7:40 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, October 17, 2022 at 6:00 p.m. at the Recreation Center, WLF Townhomes.

Adjournment

There being no further business, Vice President Ashley adjourned the meeting at 7:40 p.m.

Approved by:

John Rogers, Secretary

Submitted by:

Lynn Uyenco, CPM©

Senior Management Executive

Hawaiiana Management Company, Ltd.