

**West Loch Fairways
Board of Directors' Meeting
Monday, November 21, 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 6:00 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
Absent: Secretary John Rogers

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

Owners' Forum – Ms. Lorna Rothstein brought up greenbelt landscaping and homeless issues. Ms. Nancy Barnes had comments regarding trash bins and abandoned vehicles. Ms. Naomi Morita mentioned noise from fireworks.

Approval of Minutes – Treasurer Febenito moved and Director Pierce seconded the motion to approve the September 19, 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 August and September 2022 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 September 2022, four applications were submitted and four were approved. In October 2022, 14 submitted, 12 approved, one disapproved and one pending.
- B. Website – No report
- C. Landscape Committee – No update. RJP Landscape submitted a report for October and November 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 7 New Poles and 7 Fixtures (Globes) – New poles and fixtures installation project completed
- B. Proposals for LED Landscape Lights – Dropped from the agenda

West Loch Fairways

Board Minutes

C. Status of DAT Inc. Estimate for Fiber Optic for Cemetery Park Camera – President Hochstein moved and Vice President Ashley seconded the motion to rescind the approval for DAT Inc. fiber optic for cemetery park camera due to the unavailability of the vendor. Motion passed with unanimous consent.

D. Status of Pacific AquaScapes two Pentair EQ pump and installation for \$16,446.21 for the water feature – Materials ordered and shipped to Hawaii

E. RJP Landscape’s Proposal-Bike Path/One-time Cleaning for \$23,036.64 – Deferred

F. RJP Landscape Proposal for Root Barrier/Tree Tag 223 - Completed

New Business

A. Guard Shack Pressure Washing Proposal and Painting Proposals -Deferred

B. Guard Shack Roof Replacement Proposals - Deferred

C. West Loch Fairways Sign Cleaning and Painting Proposal – President Hochstein moved and Vice President Ashley seconded the motion to approve RJP Landscape’s proposal to clean and paint the entrance sign for \$785.84. Motion carried with unanimous approval.

D. Pump Room Door Replacement – Treasurer Febenito moved and President Hochstein seconded the motion to approve RJP Landscape’s proposal to replace the pump room door for \$1675.39. Motion passed with unanimous consent.

E. Rock Wall Repairs – President Hochstein moved and Vice President Ashley seconded the motion to approve RJP Landscape’s proposal to repair the rock wall in various areas for \$759.16 and \$1,204.18. Motion carried with unanimous approval.

F. Proposal to Upgrade above Ground R1 Water Line – President Hochstein moved and Vice President Ashley seconded the motion to approve RJP Landscape’s proposal to upgrade the R1 water line above ground up to \$9,185.54. Motion carried with unanimous consent.

G. Ratify Approval for Completed RJP Landscape’s Repairs – Treasurer Febenito moved and Director Stewart seconded the motion to ratify approval for the following RJP Landscape’s invoices: \$1231.62 (valve replacement); \$1057.74 (RC valve replacement); \$1596.95 (irrigation head replacement); \$963.35 (lateral line leak repair). Motion passed with unanimous consent.

H. RJP Landscape’s Proposal for Bike Path Pohinahina Groundcover for \$30,863.86 - Deferred

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.

West Loch Fairways
Board Minutes

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, January 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.

Approved by:

John Rogers, Secretary

Submitted by:

Lynn Uyenco, CPM©
Senior Management Executive
Hawaiiana Management Company, Ltd.