

**West Loch Fairways
Board of Directors' Meeting
Monday, August 21, 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. and Theresa Ligaya was Recording Secretary.

Establish a Quorum:

A quorum was established.

Present: President Robert Hochstein; Vice President Lee Stewart; Secretary Dee Jane Severino, Treasurer Beverly Febenito; Directors Richard Ashley, James Darlow, and Michael Nii

By-invitation: Management Executive (ME) Theresa Ligaya with Hawaiiana Management Company Ltd.; Site Covenant Manager (SCM) Mailani Barnett, Dane Christensen of Progressive Electric

Owners' Forum – Lot #423 Robinson, Lot #253 Sato

Approval of Minutes – President Hochstein moved and Director Ashley seconded the motion to approve the June 19, 2023 Regular Board Meeting Minutes as written. Motion carried with unanimous approval.

Treasurer's Report/Financial Statement – Treasurer FeBenito moved and Director Nii seconded the motion to accept the June and July 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 which will be kept on file at Managing Agent's Office.

Committee Reports

- A. Design Review - In June 2023, 10 applications were submitted and 10 approved. In July 2023, 7 were submitted, 1 is pending additional information, and 6 were approved.
- B. Website – Previous minutes and the updated DCCRs were posted to the website.
- C. Landscape Committee – No update
- D. Special Committee for DCC&Rs Revisions – No Update; This committee no longer exists and will be removed from future minutes.

Unfinished Business

- A. Status of West Loch Fairways Sign Cleaning and Painting Proposal – This item was completed.
- B. Status of Pump Room Door Replacement – This item remains open, pending confirmation of scheduling.
- C. Guard Shack Roof Replacement – This item was deferred until next meeting.
- D. Camera Repairs – This item was deferred until the next meeting.
- E. Lot 244 Roots Growing In Toilet – This item is deferred, pending additional information.

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F. Light Pole Replacements – This is deferred, pending additional information regarding storage.

G. Alternate Water Sources (Water Feature) – This item was deferred until next meeting. Vendor to be invited to next month's meeting.

H. Chicken Removal – This item was deferred, pending additional information.

I. Commercial Grade Root Barrier – RJP Landscaping – President Hochstein motioned and Vice President Stewart seconded. The motion carried unanimously to approve the proposal for \$3500.

J. Tree Removal and Stump Grinding Near Lot 532 – This item was completed.

New Business

A. Newsletter– President Hochstein motioned and Vice President Stewart seconded to approve a newsletters to be mailed to ownership up to four times a year at a cost of up to \$1500 annually. The motion carried unanimously.

B. Lot 423 Secondary Paint Appeal - President Hochstein moved to not grant an exception to the paint color not being on the approved color scheme. Treasurer FeBenito seconded. The motion was unanimously passed for the decision to be upheld for Lot 423 to repaint their home in accordance with the property's approved colours by 15 November 2023.

C. Motor For Golf Course Water Pump - Director Darlow motioned to purchase a motor for the neighbouring golf course pump and have it fully installed for the cost of \$10,600. Director Nii seconded. The motion carried unanimously.

D. House Rule Violation Clarification - Director Nii motioned that holiday décor must be removed 30 days after the event. Treasurer FeBenito seconded. The motion carried unanimously.

E. Unauthorized Work from Board Members – A hard copy of correspondence from the association's attorney, John Morris, regarding unauthorized work was distributed to the board.

Executive Session

The Board of Directors adjourned into Executive Session from 8:26 PM to 8:57 PM.

Lots 263 and 497 will be forward to the attorney.

Date, Time, and Place of the Next Meeting

The next Regular Meeting of the West Loch Fairways Board of Directors is scheduled for Monday, September 18, 2023 at 6:00 p.m. at the Recreation Center, WLF Townhomes.

Adjournment

There being no further business, President Hochstein adjourned the meeting at 8:57 p.m.

Submitted by:

Theresa Angela Ligaya, CMCA©

Management Executive

Hawaiiana Management Company, Ltd.

Approved on: