

**West Loch Fairways  
Board of Directors' Meeting  
Monday, September 18, 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 6:45 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.; Honolulu City Councilman Augie Tulba, Aaron Ho (Office of Councilman Tulba)

**Excused:** Site Covenant Manager (SCM) Mailani Barnett

**Owners' Forum** – Lot #113 Yoshinaga, Lot #244 Savusa, Lot #622 Yonesaki, Lot #700 Andrade

**Approval of Minutes** – Director Ashley moved and President Hochstein seconded the motion to approve the August 21, 2023 Regular Board Meeting Minutes as amended. Motion carried with unanimous approval.

**Treasurer's Report/Financial Statement** – Treasurer FeBenito provided an oral report on the August 2023 financials. Treasurer FeBenito moved and Vice President Stewart seconded the motion to accept the August 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 August 2023, 6 were submitted, 5 were approved, and 1 was disapproved.
- B. Website – Previous minutes and the updated DCCRs were posted to the website.
- C. Landscape Committee – No updates at this time.
- D. Special Committee for DCC&Rs Revisions – No updates at this time.

**Unfinished Business**

- A. Status of Pump Room Door Replacement – This item remains open, pending confirmation of completion.
- B. Guard Shack Roof Replacement – Director Darlow motioned to accept the proposal for PCI Roofing for \$6451.30 without the optional maintenance. Vice President Stewart seconded the motion. The motion carried unanimously, pending SCM Barnett's confirmation that all materials would be included in the price.

West Loch Fairways

Board Minutes

September 18, 2023

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

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

E. Irrigation: Lateral Leak – Aawa Drive Adjacent to Guard Shack – This item was deferred pending Remi Piano's attendance at next month's board meeting.

F. Light Pole Anchor Replacement and Poles – This item is deferred pending additional information regarding scheduling.

G. Light Pole Replacements – This is deferred, pending additional information regarding scheduling timeline.

H. Lot 244 Roots Growing In Toilet – This item was addressed by Councilman Tulba. The Board unanimously voted to approve reimbursement for Lot 244's expenses. This is still open pending attorney guidance.

I. Motor For Golf Course Water Pump – An oral update was provided for this item. This item is pending completion.

#### **New Business**

A. 2024 Budget– A preliminary draft was presented to the board. This item was deferred until next month.

B. Lot 580 Water Reimbursement Request – Director Ashley moved to reimburse \$60.00 to Lot 580 due to an irrigation leak caused by RJP Landscaping. Treasurer FeBenito seconded the motion. Director Darlow abstained. The motioned carried.

C. Lot 717 Fine Retraction Request – Treasurer FeBenito moved to waive the \$100.00 fine. Director Ashley seconded. The motion carried unanimously.

#### **Executive Session**

The Board of Directors adjourned into Executive Session from 8:13 PM to 8:31 PM.

#### **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 16, 2023 at 6:00 p.m. at the Recreation Center, WLF Townhomes.

#### **Adjournment**

There being no further business, President Hochstein adjourned the meeting at 8:31 p.m.

Submitted by:

Theresa Angela Ligaya, CMCA©

Management Executive

Hawaiiana Management Company, Ltd.

Approved on:

October 16, 2023