

**West Loch Fairways
Board of Directors' Meeting
Monday, October 16, 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 and James Darlow.

By-invitation: Management Executive (ME) Theresa Ligaya with Hawaiiiana Management Company Ltd.; Site Covenant Manager (SCM) Mailani Barnett, Remigio Piano of RJP Landscaping

Absent: Director Mike Nii

Owners' Forum –Lot #244 Savusa, Lot #628 Rogers

Approval of Minutes – Treasurer FeBenito moved and President Hochstein seconded the motion to approve the September 18, 2023 Regular Board Meeting Minutes as written. Motion carried with unanimous approval.

Treasurer's Report/Financial Statement – This item was deferred.

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 September 2023, 20 were submitted, 19 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 was not a Pump Room Door Replacement but a repair. RJP Landscaping to send a revised invoice.

B. **Guard Shack Roof Replacement** – Confirmation was provided by SCM Barnett that the approved proposal from PCI Roofing for \$6451.30 without the optional maintenance would include all materials for the proposed price.

C. **Chicken Removal** – President Hochstein motioned to approve Mid-Pac Pest Control's proposal of an on-site technician for \$680.63 weekly and \$25 per chicken removal at an amount of up to \$2500 total. Vice President Stewart seconded the motion. The motion carried unanimously.

D. **Alternate Water Sources (Water Feature)** – This item was deferred until next meeting. Vendor Remigio Piano will meet with members of the board and SCM Barnett.

West Loch Fairways

Board Minutes

October 16, 2023

E. Irrigation: Lateral Leak – Aawa Drive Adjacent to Guard Shack – Director Ashley motioned to approve the proposal from RJP Landscaping at the cost of \$2497.90.

President Hochstein seconded the motion. The motion carried unanimously.

F. Light Pole Anchor Replacement and Poles – This item is combined with Item G.

G. Light Pole Replacements – President Hochstein moved to approve up to \$2500 for travel and accommodation for a representative from Progressive Electric to inspect a possible pole replacement vendor, Brandon Industries. Vice President Stewart seconded the motion. The motion carried unanimously.

H. Lot 244 Roots Growing In Toilet – This item was moved to executive session.

I. Motor For Golf Course Water Pump – Director Darlow provided an update that this item is considered closed and the association will not be providing a motor for the golf course water pump.

J. 2024 Budget – President Hochstein moved to approve the 2024 Operating and Reserve Budget with a maintenance fee increase of 4%. Director Ashley seconded the motion. The motion carried unanimously.

K. Fiber Optic Camera Work – This item was deferred pending additional and newer options available.

Executive Session

The Board of Directors adjourned into Executive Session from 8:12 PM to 8:26 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, November 20, 2023 at 6:00 p.m. at the Recreation Center, WLF Townhomes.

Adjournment

There being no further business, President Hochstein adjourned the meeting at 8:26 p.m.

Submitted by:

Theresa Angela Ligaya, CMCA©

Management Executive

Hawaiiana Management Company, Ltd.

Approved on:

November 20, 2023