

**West Loch Fairways  
Board of Directors' Meeting  
Monday, November 20, 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, Mike Nii and James Darlow.

**By-invitation:** Management Executive (ME) Theresa Ligaya with Hawaiiana Management Company Ltd.; Site Covenant Manager (SCM) Mailani Barnett

**Owners' Forum** –Lot #690 Paul

**Approval of Minutes** – Treasurer FeBenito moved and President Hochstein seconded the motion to approve the October 16, 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 November 2023, 18 were submitted, 16 were approved, and 2 were disapproved.
- B. **Website** – The website renewal is coming up.
- C. **Landscape Committee** – No updates at this time.
- D. **Special Committee for DCC&Rs Revisions** – This item will be removed from the agenda moving forward.

**Unfinished Business**

- A. **Status of Pump Room Door Replacement** – This item is still open pending receipt of an itemized invoice from RJP Landscaping.
- B. **Guard Shack Roof Replacement** – This item was completed as of 20 November 2023.
- C. **Chicken Removal** – An update was provided about the on-going chicken removal by Mid-Pac Pest Control. Director Ashley motioned to extend the vendor's time on property as needed for another nine days. President Hochstein seconded the motion. The motion carried unanimously.
- D. **Alternate Water Sources (Water Feature)** – This item was pending additional information and ownership confirmation.
- E. **Irrigation: Lateral Leak – Aawa Drive Adjacent to Guard Shack** – This item was completed.

West Loch Fairways

Board Minutes

November 20, 2023

F. Light Pole Anchor Replacement and Poles – Secretary Severino motioned to accepted Progressive Electric’s proposal up to approximately \$118,000. President Hochstein seconded. The motion carried unanimously.

G. Light Pole Replacements – This item was deferred to January’s meeting pending additional information.

**New Business**

A. RJP – Waterfall Filter Sand Replacement – Director Ashley moved to approve RJP Landscaping’s proposal. Treasurer FeBenito seconded. The motion carried unanimously.

B. RJP – Bike Path Pohinahina Installation – President Hochstein moved to approve the proposal at a cost of \$36,492.13. Vice President Stewart seconded. The motion carried unanimously.

C. Light Poles – Mel Northey Company – This item will be deferred to January.

D. 2024 Annual Meeting – The 2024 Annual Meeting is scheduled for 20 February 2024 at 6 PM. The location is to be determined.

E. API Security - Holiday Security – President Hochstein moved to approve API Security’s proposal for roving security during the holidays at a total cost of \$9346. Director Nii seconded the motion. The motion carried unanimously.

F. RJP Landscaping - Rockwall Repairs Near Cemetery Park (Cane Haul Road to Aawa Drive) - Director Ashley motioned to approve the proposal from RJP Landscaping at a cost of \$3549.73. Vice President Stewart seconded. The motion carried unanimously.

G. RJP Landscaping – Sidewalk Repairs Near Greenbelts – President Hochstein moved to approve the proposal from RJP Landscaping for \$2629.27. Treasurer FeBenito seconded. The motion carried unanimously.

H. RJP Landscaping – Tree Removal for Tag #25 – President Hochstein moved to approve the proposal from RJP Landscaping at a cost of \$5235.60. Vice President Stewart seconded. The motion carried unanimously.

**Executive Session**

The Board of Directors adjourned into Executive Session from 8:04 p.m. to 8:08 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 Tuesday, January 16, 2024 at 6:00 p.m. at the Recreation Center, WLF Townhomes.

**Adjournment**

There being no further business, President Hochstein adjourned the meeting at 8:08 p.m.

Submitted by:

Theresa Angela Ligaya, CMCA©

Management Executive

Hawaiiana Management Company, Ltd.

Approved on: