

**West Loch Fairways
Board of Directors' Meeting
Monday, March 18, 2024
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 Mike Nii.

Absent: Secretary Dee Jane Severino and Director James Darlow.

By-invitation: Management Executive (ME) Theresa Ligaya with Hawaiiana Management Company Ltd.; Site Covenant Manager (SCM) Mailani Barnett, Mike of Denver Digital, Dan of Aluhana

Owners' Forum – Lot #579 Hiltner, Lot #242 Kipilii, Lot #535 Muschal, Lot #244 Savusa

Approval of Minutes – President Hochstein moved and Vice President Stewart seconded the motion to approve the November 18, 2023 Regular Board Meeting Minutes as corrected. Motion carried with unanimous approval.

Treasurer's Report/Financial Statement – Treasurer FeBenito moved to approve and President Hochstein seconded the motion to accept the January 2024 financials subject to audit.

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, 9 were approved and 1 was disapproved. For December 2023, 6 were approved and 2 disapproved. In January 2024, 15 were submitted and approved. In February 2024, 6 were approved and 1 was disapproved.

B. **Website** – No updates at this time.

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 is still open pending receipt of an itemized invoice from RJP Landscaping.

B. **Chicken Removal – Mid-Pac Pest Control** – This item is completed and paid.

C. **Alternate Water Sources (Water Feature)** – This item was pending additional information from RJP Landscaping.

E. **Light Pole Replacements** – This item was discussed under new business.

F. **RJP – Waterfall Filter Sand Replacement** - This item was completed.

G. **RJP – Bike Path Pohinahina Installation** – This item is pending completion and the breakdown cost of from RJP Landscaping.

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H. Light Poles – Mel Northey Company – This item was discussed under new business.

I. RJP Landscaping – Rock Wall Repairs Near Cemetery Park – This item was completed.

J. RJP Landscaping – Sidewalk Repairs Near Greenbelts – This item is completed.

K. RJP Landscaping – Tree Removal for Tag #25 – This item is completed. was deferred to January’s meeting pending additional information.

New Business

A. Mid-Pacific Pest Control – 5 Day Trapping as Needed – President Hochstein moved to approve Mid-Pacific Pest Control’s proposal at a cost of \$450.00 plus tax and \$25.00 per chicken removal fee. Director Ashley seconded. The motion carried unanimously.

B. Camera Proposals – Aluhana and Denver Digital – Director Ashley motioned to approve Aluhana’s Fiber Optic Camera option at a cost of \$6,487.33. Director Nii seconded. The motion carried unanimously.

C. Light Poles – Dial Electric and Mel Northey Company – President Hochstein moved to approve Dial Electric’s proposal including logistics for 6 poles at a cost of \$32,584.60. Vice President Stewart seconded. The motion carried unanimously.

D. RJP Landscaping – Reinstall Falling Rocks – President Hcohstein moved to approve Invoice 21324 at a cost of \$1,884.82. Vice President Stewart seconded. The motion carried unanimously.

Executive Session

The Board of Directors adjourned into Executive Session from 7:40 p.m. to 8:19 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, April 15, 2024 at 6:00 p.m. at the Recreation Center, WLF Townhomes.

Adjournment

There being no further business, President Hochstein adjourned the meeting at 8:19 p.m.

Submitted by:

Theresa Angela Ligaya, CMCA©

Management Executive

Hawaiiana Management Company, Ltd.

Approved on: