

**West Loch Fairways  
Board of Directors' Meeting  
Monday, June 17, 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, Treasurer Beverly FeBenito, Directors Richard Ashley, Jim Darlow, Roxanne Kipilii, Paul Olitsky and Mike Nii.

**Absent:** Secretary Dee Jane Severino

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

**Owners' Forum** –Lot #432 Robinson

**Approval of Minutes** – President Hochstein motioned to approve the minutes from the 15 May 2024 Regular Board Meeting. Director Olitsky seconded the motion. Vice President Stewart, Treasurer FeBenito, Directors Ashley, Kiplii, Olitsky, and Nii voted to approve. Director Darlow abstained.

**Treasurer's Report/Financial Statement** – Treasurer FeBenito motioned to accept the April 2024 financials subject to audit. Vice President Stewart seconded the motion. The motion carried unanimously.

**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 May 2024, 10 applications were submitted, 9 approved and 1 disapproval.

B. **Website** – The approved minutes through May 2024 will be posted on 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. **RJP – Bike Path Pohinahina** Installation – This item is pending more information regarding the ownership of the bike path.

B. **Cemetery Park – Bench Repairs/Replacement** – This item is pending more information regarding bench replacement. Director Ashley motioned to approve RJP's proposal to repair the cemetery park bench. Director Olitsky seconded. The motion carried unanimously.

C. **Tree Maintenance – Tag #210 and #211** – This item will be followed up on with the homeowner.

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D. Water Feature Update – The water feature is up and running. Mr. Arruda from Pacific Aquascapes advised that the filter needs to be replaced at a proposed cost of \$8,300 with installation. President Hochstein motioned to accept the replacement and installation of the filter at \$8,300. Director Olitsky seconded the motion. The motion carried unanimously. President Hochstein motioned to continue the contract with Pacific Aquascapes for the next two months at the cost of \$220 a week. Director Olisky seconded. The motion carried unanimously.

**New Business**

No new business discussed at this meeting.

**Executive Session**

The Board of Directors adjourned into Executive Session from 7:25 p.m. to 8:05 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, July 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 8:05 p.m.

Submitted by:

Theresa Angela Ligaya, CMCA©

Management Executive

Hawaiiana Management Company, Ltd.

Approved on:

July 15, 2024