

**BAYSHORE OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Minutes  
June 20, 2011**

**BOARD MEMBERS PRESENT**

Steve Neff, President  
Kari Miles, Vice-President  
Mohammed Naviwala, Treasurer  
Mark Bass, Director  
Brian Collier, Director  
Michael Stahl, Director

**STAFF PRESENT**

Susan Jensen, General Manager  
Terri Bradley, Administrative Assistant

**HOMEOWNERS PRESENT**

Rhudel Acuna, Chair, Architectural Control  
Bob Roesler, Pres., BELC Parent Council

**BOARD MEMBERS ABSENT**

Kathleen Riley, Secretary

**GUESTS PRESENT**

Tate Miles, Eagle Scout Candidate  
Phil Steyer, Director, Chugach Electric  
Ed Jenkin, PE, Chugach Electric

**ROLL CALL/DETERMINATION OF A QUORUM**

Steve Neff, President, called the meeting to order at 7:08 p.m. and a quorum of at least five was present.

**ADOPTION OF THE MINUTES**

*Motion:* To adopt the minutes of April 18, 2011 Board Meeting  
*By:* Kari Miles  
*Second:* Mark Bass  
*Vote:* All present in favor (passed)

**TREASURER'S REPORT**

**January-May 2011 Financial Statements:** Susan Jensen, Bayshore General Manager. Detailed financial statements are available at Association office for homeowner review.

**HOMEOWNER'S COMMENTS**

*None.*

**COMMITTEE REPORTS**

***Rhudel Acuna, Chair, Architectural Control Committee (ACC)***

The ACC reported that for 2011 they have addressed, responded, or noted:

- 46 project approval requests
- 93 violations by unit owners
- 12 incidents reported to the office
- 16 complaints by unit owners

There were three items Mr. Acuna brought to the Board for its consideration:

**Homeowner Wagner.** Mr. Wagner has offered to remove 45 small trees to thin greenbelt behind his property at no cost to homeowner association. The trees affect only his property. After discussion the Board concluded Mr. Wagner may remove the trees after signing a hold harmless or indemnification agreement (to be drafted). Homeowners in the near vicinity will be notified prior to commencement of the project by Mr. Wagner.

**Perenosa Circle pathway.** Has not been maintained, trees have grown across walk area and are at eye level. People walking down path need to duck down. Fence is rotting and has fallen on ground. Big tree in front completely covers street light. Mr. Acuna suggested removing the big tree blocking the light and removing bush crossing walkway at eye level. He wants to get a bid for main tree and for bush crossing walking path. Anthony Reed was going to take stuff out – he got a bid at \$800 for part of it that included. He wanted Bayshore to reimburse him. On edge of his property, children now walk around bush stepping onto his property. Rudy will follow-up with Board.

**Tract 5 behind Alitak.** Overgrown trees down, grass clippings, junk, high fire hazard area. He supports getting three bids and maybe a chipper in there. There is also a stand of nearly dead black spruce.

## FACILITY REPORTS

### **Facility Maintenance: Jeff Johnson, Maintenance Supervisor**

- **Pond Smell:** Dept of DEC was contacted week of 13<sup>th</sup> to 17<sup>th</sup>; they did an inspection and suspected sewage leakage. DEC contacted AWWU and they don't think smell is from sewage. Action is ongoing.
- **Tennis Courts:** In keeping with maintenance on the tennis the tennis courts have had weed killer applied. Next step will be to apply a rubberized caulking compound to all major cracks. This must be done when courts are dry so must be coordinated around rains.
- **Spa/Pool:** Spa jet pump keeps tripping circuit breaker in control room. Spa is usable simply no blasts of air for jets. Service Tech. from The Waterworks, where spa was purchased, has been notified to come out and troubleshoot problem. There are currently no pressing issues with pool although in a few places a black perimeter sealant squeezes up around the edges from hydrostatic pressure. This is an ongoing problem that has been around for all sixteen years that the Maint. Director has been here. That the pool is located at the bottom of a hill and next to a pond doesn't help matters much. The Maint. Dept. deals with it on an as needed basis. In the larger scheme of things this is really a minor detail. The pool shell and circulatory systems are much more important issues.
- **Gutters:** Though it is no easy or safe task, the gutters have been cleaned. The next step will be to dismantle down spouts and remove accumulated debris caught within them.
- **Common Grounds:** the contractor, Northern Lawn Grooming, for maintaining the common grounds has been busy doing a good job so far. The winter's supply of Muni rocks have been removed, flowers planted, and leaves, branches and trees removed.
- **Certified Pool Operator Class:** I have completed a required two day course with a test to recertify as a CPO. Every facility with a pool or spa must have at least one CPO on hand and their certification must be current. The course and test is given every five years. This is the fourth time I have taken the course and passed the test.

**Bayshore Early Learning Center: Pamela Wright, Educational Administrator**

**Enrollment**

***Before-After Program 2011-2012***

- Children that participated in the Before/After program during the school year are now attending Full day Summer program and will return to the Before-After program in the fall.

***Full-Day Preschool Program (Dragonflies) 2011-2012***

- The Dragonfly classroom currently has 7 students enrolled with 3 positions left to fill. To help accommodate the loss of income we have a parent needing drop-in care for twins for about a week. We have one parent waiting for the child to be potty trained and several parents that are interested in registering but are firm about waiting to enroll until the middle of August.

***Full-Day Pre-Kindergarten program (Grasshoppers) 2011-2012***

- The Pre-Kindergarten classroom currently has 19 students enrolled.

***Overall Enrollment 2011-2012 School year***

- Currently there are 4 positions available
- 3 positions in the preschool (Dragonfly) classroom
- 1 position in the Pre-Kindergarten (Grasshopper) classroom

**Program updates**

***Pre-school and Pre-Kindergarten Programs***

- Currently enrolling for fall to take the place of those going off to kindergarten. With the departure of a previous employee we are very excited to introduce Ms. Jen to the Pre-kindergarten classroom. We are also excited to have a volunteer care giver aid helping wherever needed.
- Friday June 17<sup>th</sup> pea gravel was delivered and placed around playground equipment to meet Municipal regulation. Several parents noted how nice the playground looked.

***Summer Program***

- Summer program going "Great". Parents are excited about overall changes in program along with the summer curriculum. Parents are also very excited about all the field trips and learning opportunities their children are receiving. There has been great parent participation.

***Staff Education:***

- Currently we meet all requirements for staffing. We are beginning to use part of staff meeting for the training of the NAEYC standards.

***Parent Council Update:***

- Parent Council President Bob Roesler to give Report on Parent Council activity

***Parent/ Teacher Conferences***

- Parent Conference will resume in the fall.

## NAEYC (National Association for the Education of Young Children)

### ***Accreditation Update***

- Currently we are incorporating NAEYC Standard training during part of our monthly staff meetings.
- Thread was contacted to provide additional training to prepare for step 2 of the Accreditation process, Self-Assessment.
- Once the application has been accepted we have a date set for us to begin step 3 and 4 of the accreditation process. There is no changing of dates and we must finish within the timeline given.
- During this time documentation collected will be compiled for each of the Observable criteria, and placed in Program Portfolio as well as Classroom Portfolios. Family and Teaching Staff Surveys will also be conducted.
- The plan is that we will apply for step 2 prior to 6/30/2011. The fee is \$200.
- After being accepted, our candidacy will have a due date of 1/31/2012. The fee for Candidacy is \$650.00.

### **Chalet Event Room: Cherie Olson, Event Coordinator**

The summer is getting off to a good start! Dates are being booked on a regular basis; prime dates are now being filled with many weddings!

The "new" white chairs are a bit hit! It's great to be able to offer a choice of metal or white wood chairs for these special occasions. Many ceremonies will take place on the lawn, weather permitting, so the metal chairs will be utilized for outdoor weddings as well as indoors for those wanting to use chair covers.

I am looking forward to participating in the Fall Bridal Show! These shows hold the promise of many bookings, especially for the summer of 2012. We already have a good head start! Bridal couples now realize that it's a good idea to begin early in planning their Special Day. I am looking forward to making a 2013 calendar book!

## **OLD BUSINESS**

***Annual Meeting.*** The meeting was discussed briefly.

***Trash roll carts.*** Roll carts have been delivered to neighbors. No complaints have been received by Bayshore's office. There was a discussion about storage of the large bins and possibly allowing neighbors to leave the new bins outside this coming winter.

***Bear education.*** Last year neighbors responded very well to information about trash bear and subsequently keeping their trash in overnight until trash day on Thursday. We will watch to see what happens this year and start education again if bear shows up.

***Street lights.*** Phil Steyer, Director, and Ed Jenkin, PE, with Chugach Electric were on hand to discuss upcoming project of new street lights for neighborhood. All old poles will be replaced with new ones that have arms over the street and LED lights. There is a delay while Chugach waits for MOA to sign off on project. Work should begin in early August.

## **NEW BUSINESS**

**Capital improvement funding.** Steve Neff discussed capital improvement funding for big project.  
**July pre-pre-budget.** The board usually has pre-budget workshops in the fall. Board President Steve Neff suggested the board meeting in July for an early meeting to get the 2012 budget kicked off.

Respectfully Submitted,

  
Kathleen Riley, Secretary