

**BAYSHORE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

April 10, 2006

BOARD MEMBERS PRESENT

Melissa Anderson, President
Jim Calhoun, Vice-President
Ralph Carney, Treasurer
Kari Miles, Co-Secretary
Cheri Solien, Director

STAFF PRESENT

Susan Green, General Manager
Lanita Ellenburg, Office Manager
Rhudel Acuna, Homeowner & for ACC

BOARD MEMBERS ABSENT

Lorraine Shore, Director
Valerie Haney, Co-Secretary

HOMEOWNERS PRESENT

Ellen Scott

GUESTS

None

ROLL CALL/DETERMINATION OF A QUORUM

Melissa Anderson, President, called the meeting to order at 7:05 pm. A quorum was present.

ADOPTION OF THE MINUTES

Motion: Adopt the March 13, 2006 meeting minutes
By: Melissa Anderson
Second: Ralph Carney
Passed: Unanimously

TREASURER'S REPORT

Charles Schwab Account as of 2/28/06	\$45,930.49 reconciled
BOA First National Bank Checking 2/28/06	\$18,581.23 reconciled
TLC First National Bank Checking 2/28/06	\$ 9,177.94 reconciled

BOA First National Bank Checking 4/13/06	\$56,588.57 not reconciled
TLC First National Checking Bank 4/13/06	\$28,878.51 not reconciled

Peachtree/QuickBooks conversion: Taking longer than anticipated. Ralph Carney suggested hiring an expert to finish setup the QuickBooks and the Board concurred. Money has already been allocated in the budget. Susan Green is to find an expert in QuickBooks.

Budget: Ralph Carney and Susan Green presented a final draft of the budget.

ADOPTION OF THE BUDGET FOR 2006

Motion: Adopt the budget as presented
By: Kari Miles
Second: Cheri Solien
Passed: Unanimously

The budget provides for an estimated \$30,000.00 to be set aside for capital improvements. President Missy Anderson wants the Capital Committee look seriously at how they intend to allocate the \$30,000.00 into long term vs. short term improvements.

HOMEOWNER'S COMMENTS

None

COMMITTEE REPORTS

Architectural Control Committee, Rhudel Acuna, Chair

Susan Green and Rhudel Acuna conduct an inspection of the Bayshore subdivision on April 4, 2006. There were 95 violations found during this inspection. Letters are being sent to homeowners requesting violation correction.

Capital Improvements Committee

No report for tonight. The CIC has been waiting for the budget so they can move forward with prioritizing capital improvement and maintenance projects. Kari Miles asked for the schedule of meeting times to be sent to Board members.

FACILITY REPORTS

TLC Report, Susan Green, Educational Administrator

Enrollment – Total 69 children

Full Time: 20 Children BOA - 7 Children nonBOA - 13 Children

Part Time: 37 Children BOA – 13 Children nonBOA – 24 Children

Before & After: 4 Children BOA – 3 Children nonBOA – 1 Child

Maintenance Report, Jeff Johnson, Maintenance Supervisor

Men's downstairs urinal. On March 17th Central Plumbing replaced the old urinal which was cracked in several places and leaking. In addition the 30-year-old flush meter was upgraded to a Sloan valve.

Electrical repairs/upgrades. In the crawl space between the floors ongoing electrical upgrades and repairs are taking place. These are low cost code related issues recommended by Greg McDonald, former fire inspector.

Annual pool maintenance. A full report will be out next month on the total repair, maintenance, and upgrades that were completed for Annual Pool Maintenance for 2005.

Downstairs men's restroom door. During Spring Break the downstairs men's lavatory door sustained damage and will need to be replaced. This will be replaced after Annual Pool Maintenance.

OLD BUSINESS

Accounts receivable. Susan Green reports that she is working with an attorney to implement a collection system for seriously past due accounts. As a result, more than \$3000 in delinquent homeowner dues have been collected in the last month.

Fitness room. Cheri Solien presented pricing information for a new treadmill. The recommendation was for a small commercial treadmill called the PaceMaster, at a cost of \$2799.00. The Capital Improvement Committee will add the treadmill to their list of capital improvements for prioritization.

Election of board members in May. Discussion ensued regarding election of board members at upcoming Annual Meeting and the required questionnaire for prospective board members. Deadline for inclusion in proxy includes submission of questionnaire prior to annual meeting mail-out packet later this week. Information about board seats and the questionnaire have been available in the office, on the website, and on the community board.

NEW BUSINESS

None.

ADJOURNMENT

Motion: Move to adjourn the meeting.
By: Melissa Anderson
Second: Ralph Carney
Passed: Unanimous

The meeting was adjourned at 8:15 P.M.

Respectfully Submitted,



Kari Miles
Co-Secretary

Drafted by Lanita Ellenburg, Office Manager