

**BAYSHORE OWNERS ASSOCIATION  
SPECIAL MEETING OF BOARD OF DIRECTORS**

July 13, 2007

**BOARD MEMBERS PRESENT**

Lorraine Shore, President  
Steve Neff, Vice President  
Carol Woods, Secretary  
Ralph Carney, Treasurer  
Kyle Reeves, Director

**STAFF PRESENT**

Susan Green, General Manager  
Jeff Johnson, Maintenance Supervisor

**HOMEOWNERS PRESENT**

None

**BOARD MEMBERS ABSENT**

Cal Larson, Director  
Kari Miles, Director

**GUESTS**

None

**ROLL CALL/DETERMINATION OF A QUORUM**

Lorraine Shore, President, called the meeting to order at 11:10 a.m. and a quorum was present.

**PURPOSE OF THE MEETING**

To sort out and clarify maintenance projects to save time at the Monday (7/16) meeting. We reviewed the SUMMER MAINTENANCE PROJECT PROPOSALS, hearing data and commenting on each item:

1) **Concrete problem by TLC east entryway (\$2,880)**

Members viewed the problem and discussed topics of concrete vs. gravel fill and drainage

Action: Jeff has been asked to get a bid on a fix that will cost less.

Recommendation: Hold for approval until new bids are received.

2) **Women's Shower (\$4,882)**

Jeff explained the issue and described the fix and what collateral damage to surrounding tiles would most likely result from the fix and how that would be taken care of.

Action: Jeff has been asked to allow Members to approve replacement tile color and pattern before they are installed.

Recommendation: Approve.

3) **Swimming Pool Heat Recovery Unit (\$8,650)**

Members agreed that the pool is an important asset to the homeowners and repairs should be done on schedule. This is a two part item. The first part, needed now before this winter, involves the actuators (\$1,200). The second part, which can wait until next year's budget, are the grids (\$7,450).

Action: Jeff has been asked to purchase the actuators and see to their installation. The Board will act on the matter of the grids within the next budget year.

Recommendation: Approve purchase of the actuators and set the grid purchase and installation for 2008 Budget (adding 5%).

4) **Parking Lot (\$7,818)**

The parking lot was last done in 2001 and is due to be done again in 2 parts. One part would be cutting out cracks, fixing the underlayment, and repaving (\$3,812). The other part would be to fill cracks, seal, and stripe the lot (\$4,066).

Action: We complete part one (fix the cracks and let it cure). Set crack fill, seal, and stripe (part two) for 2008 Budget (adding 5%).

Recommendation: Approve first part to fix the cracks and set the second part for 2008 Budget (adding 5%).

**5) Security System (\$2,835)**

Members discussed the merits of this system and the fact that there is a very skilled person within the community willing to help obtain parts and installation.

Action: It was decided that this is not a vital item and that it can wait.

Recommendation: Table this item to the Fall.

**6) Set for Discussion on Monday**

• Dues Rate Hike: Members discussed the need for a dues rate hike. Points brought up were comparisons to other rates in the city, the benefits offered to homeowners, inflation protection in the face of utility rate hikes and building maintenance needs, the pool expense, keeping the building attractive for prospective renters, and using some of the increase to create special funds for upcoming projects such as the roof and the pool maintenance.

• Public access to bluff areas: Carol Woods asked if we could more clearly mark trails which give the public access to the bluff areas while not trespassing on private property. Points brought up were the maps posted in the clubhouse and ideas on how to educate homeowners.

Item	Status	Amount
1) Concrete problem by TLC east entryway	Not approved	
2) Women's Shower	Approved	\$4,882
3) Swimming Pool Heat Recovery Unit Part 1 – Actuator	Approved	\$1,200
3) Swimming Pool Heat Recovery Unit Part 2 – Grids	Set for 2008 Budget	
4) Parking Lot Part 1 – Overlay and crack repair	Approved	\$3,812
4) Parking Lot Part 2 – Crack fill, seal, and stripe	Set for 2008 Budget	
5) Security System	Table to Fall	
Total for Approval		\$9,894

**ADJOURNMENT**

*Motion:* Motion to adjourn the meeting at 12:30pm.

*By:* Ralph Carney

*Second:* Cal Larson

*Passed:* Unanimously

Respectfully Submitted,

Carol Woods  
Secretary