

**BAYSHORE OWNERS ASSOCIATION**  
**ANNUAL MEETING**  
May 5, 2008

**BOARD MEMBERS PRESENT**

Lorraine Shore, President  
Steve Neff, Vice-President  
Ralph Carney, Treasurer  
Carol Woods, Secretary  
Kari Miles, Director  
Cal Larson, Director

**STAFF PRESENT**

Susan Green, General Manager  
Rhudel Acuna, Architectural Control Committee  
Joseph Johnson, Maintenance Supervisor  
Joe Culver, Sign-in & vote  
Carmen Olmos, Cinco de Mayo food  
Josie Trejo, Cinco de Mayo food  
Cherie Olson, Office

**BOARD MEMBERS ABSENT**

Kyle Reeves, Director

**HOMEOWNERS PRESENT**

See attendance sheet and ballot assignment list

President Lorraine Shore called the meeting to order at 7:05 P.M.

**CERTIFICATION OF PROXIES AND ESTABLISHMENT OF A QUORUM**

10% of homeowners (44) needed for quorum. 64 homes participated in person or proxy.  
49 homes were represented in person  
15 proxies were certified  
Quorum was met

**REPORTS TO MEMBERSHIP**

**President's Report, Lorraine Shore, Board President**

Capital improvement project list 2008 to future

Review of projects slated for 2008 and beyond

2007-2008 Projects completed

- ✓ Women's shower, \$9300
- ✓ Parking lot phase I of II, \$4100
- ✓ Master key system (1 key replaced 40), \$2250
- ✓ Swimming pool, replace defective damper actuators, \$1600
- ✓ Swimming pool, high rate sand filter, \$1200
- ✓ Clubhouse wireless network, \$1200
- ✓ Repair video surveillance system, \$1000
- ✓ Preschool picture window, \$700
- ✓ Men's upstairs bathroom, \$650
- ✓ Structural inspection, East Wall, \$500
- ✓ Instant hot water in Clubhouse kitchen, \$500
- ✓ Lawn repair near Clubhouse sidewalk, \$400
- ✓ Energy efficiency audit, \$340

Homeowner dues

- Historical data
  - July 1970 to June 1978 (8 years) \$25/month
  - July 1978 to March 1986 (8 years) \$35/month
  - April 1986 to December 2000 (14 years) \$45/month

- January 2000 to July 2008 (8 years) \$55/month
- Increase of \$10 begins July 1, 2008
  - \$5 per month for operations and \$5 per month set aside for future projects

Delinquent homeowner dues proactive measures on seriously past due accounts

- Demand letters
- Liens on homes
- Small claims actions
- All attorney fees are added to past due accounts
- Positive collections helps fund operations and projects
- \$18,662.62 collected in past year

**Treasurer’s Report, Ralph Carney, Board Treasurer**

Statement of financial position as of December 31, 2007  
 Statement of activities for January to December 2007  
 Statement of financial activity as of March 31, 2008  
 Profit & Loss January to March, 2008  
 Statement of activities for January to December 2007  
 Final Budget – Combined, January to December 2008  
 2007 v 2008 Budget Comparison

**Presentation to Membership on Street Lights, Dave Streit, Homeowner**

Mr. Streit spoke with the homeowners about the possibility of new lighting, funding through State, and took an informal written survey of membership interest

**Manager’s Report, Susan Green, General Manager**

2007-08 Learning Center highlights (preschool and before/after school care)  
 Homeowner Halloween pumpkin party and thank you to Kristy Calhoun, Hostess  
 Homeowner New Year’s Eve party and thank you to Robby & Kelly Dennis, Hosts  
 Improvements  
 Assets for use during parties by homeowners and guests
 

- Projector and screen
- Barbeque
- Bridal dressing suite
- Use of preschool for homeowner children’s parties or scout troops

 Equipment for homeowner use on loan
 

- Lawn edger
- Ladders
- Miscellaneous tools

 Bayshore website
 

- ACC forms on website

 Wireless internet in Clubhouse
 

- Secure system
- Available to homeowners and guests

 New women’s shower  
 Review of benefits of being a Bayshore homeowner

**Architectural Control Committee Report, Rhudel Acuna, Chair**

Review of ACC function and membership  
 90 Project approvals in 2007

## **ELECTION OF INSPECTORS OF ELECTION**

Staff Joe Culver and homeowner Dave Streit were appointed as inspectors of the election.

## **THANK YOU TO OUTGOING MEMBERS**

Ralph Carney – served 4 years  
Cal Larson – served 2 years  
Kyle Reeves – served 2 years

## **NOMINATION OF BOARD MEMBERS**

Six nominees were pre-qualified for the ballot:  
Debra Blanchard, Kari Miles (incumbent), Mike Milliman, Mohammed Naviwala, Kathleen Riley, and Michael Stahl.

The list of nominees for the board was opened for additions. There were none.

Each nominee was asked to make a statement about their desire to be on the board, and the floor was opened for questions of the candidates.

## **VOTING and REFRESHMENTS**

Voting commenced while homeowners enjoyed Cinco de Mayo food presented by staff members Carmen Olmos and her mother Josie Trejo. The food was delightful and enjoyed by all. A big thank you went to Carmen and Josie for volunteering their talents.

Staff members Joe Culver and Susan Green joined homeowners Dave Streit and Carol Woods to count ballots and certify election results.

## **ELECTION OF BOARD**

Election results: FOUR (4) Board seats were filled by Debra Blanchard, Kari Miles (incumbent), Kathleen Riley, and Michael Stahl. Candidates Naviwala and Milliman, placed 5<sup>th</sup> and 6<sup>th</sup> respectively, in vote count. All candidates were thanked for willingness to serve on Board of Directors.

## **DRAWING FOR DOOR PRIZES**

Several door prizes were awarded to homeowners attending meeting, including plants, tools, and gift certificates.

The meeting was adjourned at 9:30 P.M.

Respectfully Submitted,

Carol Woods, Secretary

*Original draft by Susan Green, General Manager  
Final edit by Carol Woods, Secretary*