

**BAYSHORE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

October 20, 2008

BOARD MEMBERS PRESENT

Steve Neff, President
Kari Miles, Vice-President
Kyle Reeves, Director
Michael Stahl, Director

STAFF PRESENT

Susan Jensen, General Manager

HOMEOWNERS PRESENT

Rhudel Acuna, Architectural Control
Committee Chairman
Dieter Wuerth, Homeowner
Catherine Girard, Homeowner
Mike Mihalka, Homeowner

BOARD MEMBERS ABSENT

Kathleen Riley, Secretary
Debra Blanchard, Treasurer
Carol Woods, Director

ROLL CALL/DETERMINATION OF A QUORUM

Steve Neff, President, called the meeting to order at 7:05 p.m. and a quorum was present.

ADOPTION OF THE MINUTES

Motion: To adopt the minutes of: September 15, 2008 Board Meeting
By: Michael Stahl
Second: Kari Miles
Passed: Unanimously

TREASURER'S REPORT

Financial Statements: Susan Jensen, General Manager, presented financial statements (available for review by homeowners at Bayshore Clubhouse). Carney Consulting will continue to do the bank reconciliation each month, but will only be present at meetings quarterly.

Budget for 2009 was discussed briefly and the first draft will be available at the November board meeting.

ADOPTION OF THE FINANCIALS

Motion: To adopt the financials ending September 30, 2008
By: Michael Stahl
Second: Kari Miles
Passed: Unanimously

HOMEOWNER'S COMMENTS

Dieter Wuerth. Mr. Wuerth encouraged the Board to rewrite the CC&Rs (covenants, conditions and restrictions) since they were originated in the early 1970s. Since that time and in the future, new provisions need to be made, in particular with regard to new energy sources, such as wind-generators and solar panels.

COMMITTEE REPORTS

Architectural Control Committee: Rhudel Acuna, Chairman
None.

FACILITY REPORTS

Maintenance Report: Jeff Johnson, Maintenance Supervisor

- *Snow Removal.* All the snow removal equipment is ready for use and additional ice melt for sidewalks and steps is on order from Petco.
- *Pool Area Lighting.* The insufficient lighting (first noted in a MOA inspection of the pool area in Oct. 2004) in the pool area is beginning to be addressed. An electrical engineer was in to examine lighting in the pool area and he made recommendations on 2 different lighting fixtures. He also gave Bayshore a list of 4 reputable contractors to do the work.
- *Clubhouse Reroof.* Drawings of the clubhouse reroof project are finished and the architect recommended 3 companies for bids. Bids will be sought to estimate future funds needed to replace the roof of the Clubhouse.
- *Downstairs Women's Rest Room.* The sheet rock portion of this is complete. Bids are being gather for 2009 repair to floor of the women's and the men's rest rooms. A new sink with granite top and mirror was obtained from Sam's Club for just \$399. It will be installed next April.

The Learning Center at Bayshore: Susan Jensen, Educational Administrator

- Before-After school program
2008-09 Eight students are enrolled for Fall and we have 2 openings
- Part-day preschool
2008-09 There are 28 students in the part-day program, representing 95% of space available. We have spots open for 1 student in the Tue/Thu afternoon program and 2 students for the M/W/F afternoon program. All other slots are filled.
- Full-day preschool
2008-09 This program is at capacity of 20 students for Fall and with a wait list of 26 students. Homeowners receive preferential placement. There are two homeowners on the wait list at this time.

Bayshore Operation Report: Susan Jensen, General Manager

Blinds for Event Windows. Installation complete!

Video System Surveillance. Installation complete!

OLD BUSINESS

Treadmill acquisition. Updated bids from last spring were reviewed. Director Kyle Reeves will look into preferred equipment and advise Board by email. Susan Jensen will then take info from Kyle and try to get lower bid from local company.

NEW BUSINESS

None

ADJOURNMENT

Meeting was adjourned at 8:05 p.m.

Respectfully Submitted,

Kathleen Riley, Secretary

*Original draft by Susan Jensen, General Manager
Final edit by Kathleen Riley, Board Secretary*