

**BAYSHORE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

March 16, 2009

BOARD MEMBERS PRESENT

Steve Neff, President
Kari Miles, Vice-President
Debra Blanchard, Treasurer
Kyle Reeves, Director

STAFF PRESENT

Susan Jensen, General Manager

HOMEOWNERS PRESENT

Rhudel Acuna, Architectural Control Comm.
Dieter Wuerth

BOARD MEMBERS ABSENT

Kathleen Riley, Secretary
Michael Stahl, Director
Carol Woods, Director

GUESTS PRESENT

None

ROLL CALL/DETERMINATION OF A QUORUM

Steve Neff, President, called the meeting to order at 7:20 p.m. and a quorum of five was not present. Any proposed motions from the meeting would be voted by the Board of Directors via email.

ADOPTION OF THE MINUTES

Motion: To adopt the minutes of February 23, 2009, Board Meeting, as amended
By: Kyle
Second: Debra
Passed: Unanimously (vote taken via email)

TREASURER'S REPORT

Financial Statements: Susan Jensen, General Manager, presented February 2009 financials. Ms. Jensen reported a positive financial outlook.

HOMEOWNER'S COMMENTS

None.

COMMITTEE REPORTS

Capital Improvement Committee:

This committee has been inactive and needs revitalization to ensure future planning of capital improvements and large maintenance items. Susan Jensen, General Manager, published an invitation to the homeowners inviting them to serve on the committee via website and email survey. There were many responses to invitation to serve on this committee. Board Member Kari Miles volunteered to head this committee initially with historical information about capital projects gathered by Ms. Jensen and provided to the Board in February 2009. A meeting will be scheduled this month and prospective members notified.

FACILITY REPORTS

Maintenance Report: Jeff Johnson, Maintenance Supervisor

Changing Tables and Soap Dispensers. Three baby changing stations have been installed: one upstairs in the women's rest room and one each in the men's and women's locker rooms downstairs. Seven touch-less soap dispensers have also been installed: one in each upstairs restroom, in the kitchen and the remainder in the preschool rooms.

Annual Maintenance For Pool and Spa. March 30th will be the beginning of annual pool maintenance. The most time consuming part will be preparing the pool surface for painting. After the paint is applied, it requires a 10-day cure time before filling the pool with water. A few other upgrades will be completed at this time. Barring any unforeseen challenges, the pool should reopen on Monday, April 20.

Upgrades to Men's and Women's Downstairs Bathrooms. The bathrooms downstairs are scheduled for painting and floor installation, now that leakage from women's shower was completed last year.

Roof Replacement Figures for 2010. The Maintenance Department inquired of the low bidders on the roof replacement what the figures would be updated to an installation date of Summer 2010. Responses are pending.

Bayshore Early Learning Center: Susan Jensen, Educational Administrator

Before-After program 2008-09

Seven students are enrolled monthly and we have 3 drop-in students. Two of the three part-time spots are available for regularly enrolled students to fill.

Part day Program 2008-09

There are 30 students in the part-day program, which represents 100% of space available. There are 22 students on the wait list for current or future positions in part-day program.

Full day for 2008-09

This program is at capacity of 20 students for with a wait list of 41 students. Homeowners receive preferential placement; there are seven homeowners on the wait list at this time.

Bayshore Owners Association: Susan Jensen, General Manager

Video System Surveillance Update. Installation is nearing completion – waiting for delivery of night vision cameras. Contractor reports that installation will be within the next month.

Spring Break Vandalism and Theft. March 9. Early Monday morning vandals smashed out truck window and stole expensive Phoenix Gold speakers and amp in separate truck box near Marmot & Amber Bay. Also a CD notebook-type case with many CDs. This was posted on reader board and on website.

Neighbor Alert regarding a man luring children. March 6. Bob Hoffman, Bayshore-Klatt Community Council President warned residents in the area that BKCC received information about a heavier set, older white man w/gray hair and glasses attempting to lure children into 2 different vehicle on 2 occasions near Seascape neighborhood (not

Bayshore). This was posted on website with a link to PDF file from BKCC with more detail.

Spring Break Lifeguard Swim. March 6. During Spring Break the lifeguard was on hand Monday through Thursday from 2 to 4 pm and again on Saturday 2-4p. The neighborhood children were very happy to take advantage of expanded swimming hours. All children were required to have parental permission slips on file at Clubhouse for participation. The forms were available in PDF on the website and can be quickly filled out with computer, printed and faxed. This makes it convenient for homeowners to get the forms to the Clubhouse.

Neighbors Les & Dee Dennis Thank Neighbors. Feb 16. Les & Dee Dennis thanked everyone for their prayers and support with the recent loss of their daughter Cindy Rehm on February 16 in a car crash between Sterling and Soldotna.

OLD BUSINESS

Future roof replacement update. The Board continued discussion regarding roof replacement of the Clubhouse in May 2010. Updated bids for May 2010 date from two lowest bidders in 2008 are pending. The Board will be notified via email when bids come in.

Possible early open of Clubhouse on Saturdays. Survey results: 80% of 101 homeowners responding to a web survey and 100% of 50 homeowners surveyed while visiting the Clubhouse indicated they were in support of the Clubhouse opening 2 hours earlier on Saturday than it has in the past: proposed 8:00 am instead of current 10:00 am. Most homeowners also supported the hours of 8:00 am to 10:00 am to be for adults only with families joining in at 10:00 am. Discussion included information that renters of the event room, such as brides, would appreciate the two additional hours for set up for events, and that the annual cost for personnel would be about \$1400 (\$27 per week). The Board would like a follow-up report in August about early Saturday clubhouse usage.

Motion: Motion for Bayshore Clubhouse to open at 8:00 a.m. on Saturdays, to take effect immediately
By: Kyle Reeves
Second: Kari Miles
Passed: Unanimous (vote taken via email)

Full Circle Farm possible distribution site. Survey results: 80% of 101 homeowners responding to a web survey indicated support for Bayshore Clubhouse as a drop-off site for organic vegetable distribution by Full Circle Farms (www.fullcirclefarm.org). Full Circle Farms provides a choice of seasonal organic fruits in boxes once a week that could be picked up from Bayshore Clubhouse. There will be no cost to Bayshore; the Clubhouse would just provide the site if homeowners signed up for this service.

Motion: Motion for Bayshore Clubhouse to become drop-off site for Full Circle Farm.
By: Kari Miles
Second: Debra Blanchard
Passed: 6 YES and 1 ABSTAIN (vote taken via email)

Annual Meeting of the Homeowners. Several people responded to a web survey and community board as being interested in serving on Board of Directors, with election to take place at Annual Meeting of Homeowners on Monday, May 4, 2009. President Steve Neff set a date for an informational orientation meeting at the Clubhouse on Tuesday, March 24, at 7:00 p.m. Two incumbents may be running for re-election.

Spring Yard Sale and Big Dumpster. The annual Spring Yard Sale for homeowners will be held on Saturday, May 2, 2009, followed by the big dumpster which provides free dumping at the Clubhouse for homeowners from Monday, May 4, through Thursday, May 7, 2009.

Fire Station 15 Closure. In February, the Municipality of Anchorage closed Fire Station 15 for a day to save money due to ongoing “budget woes.” This left Bayshore and surrounding areas vulnerable in case of fire or emergency medical need. Bayshore Board President, Steve Neff, in February’s Board meeting proposed authoring a letter to the Municipality to protest said closures. In the past month, pressure by the entire community made writing a letter less important; however, the Board agreed that putting something on file about our concerns would be appropriate. An inquiry will be made to Bayshore-Klatt Community Council about whether they responded to closure of Fire Station. Link to news story:
<http://www.adn.com/news/alaska/anchorage/story/697013.html>

NEW BUSINESS

Bayshore-Klatt Community Council. Susan Jensen, General Manager, suggested that it would be desirable for a Board member to regularly attend meetings of the Bayshore-Klatt Community Council. There was a general consensus that this was a good idea and President Steve Neff volunteered to attend BKCC meetings and keep the Board updated to community-wide events.

Welcome to new neighbors. Kari Miles, Vice President, suggested that new neighbors receive a welcome call and/or visit when they move into the neighborhood. New neighbors already receive a letter of welcome from Susan Jensen and a notebook full of information about the homeowner association as part of the real estate transaction; however, Ms. Miles suggested a further letter and/or additional communication would help neighbors feel welcomed into the community.

ADJOURNMENT

Motion: Motion to Adjourn
By: Kari Miles
Second: Debra Blanchard
Passed: Unanimously

Meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Kathleen Riley, Secretary

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