

**BAYSHORE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

April 20, 2009

BOARD MEMBERS PRESENT

Steve Neff, President
Kathleen Riley, Secretary
Debra Blanchard, Treasurer
Michael Stahl, Director
Carol Woods, Director

STAFF PRESENT

Susan Jensen, General Manager

HOMEOWNERS PRESENT

Rhudel Acuna, Architectural Control Comm.
Mike Miles, Capital Improvement Committee
Erik & Stephanie Reed

BOARD MEMBERS ABSENT

Kari Miles, Vice-President
Kyle Reeves, Director

GUESTS PRESENT

None

ROLL CALL/DETERMINATION OF A QUORUM

Steve Neff, President, called the meeting to order at 7:04 p.m. and a quorum of five was not present until 7:10 when Michael Stahl arrived.

ADOPTION OF THE MINUTES

Motion: To adopt the minutes of March 16, 2009, Board Meeting
By: Kathleen Riley
Second: Debra Blanchard
Passed: Unanimously

TREASURER'S REPORT

Financial Statements: Susan Jensen, General Manager, presented 1st Quarter Financials. Ms. Jensen reported a positive financial outlook.

HOMEOWNER'S COMMENTS

None.

COMMITTEE REPORTS

Capital Improvement Committee report: Mike Miles, Chair

In March, 22 people responded to an on-line survey saying they wanted to be a part of the newly reformed Capital Improvements Committee. Mr. Miles scheduled a meeting and the survey respondents were invited. One person came to the meeting. Historical information regarding project lists was reviewed. The Committee will continue work and advise the Board of Directors.

FACILITY REPORTS

Maintenance Report: Jeff Johnson, Maintenance Supervisor

Extra Parking inquiry to MOA: In response to the Board of Directors interest in the possibility of providing extra parking to guests, Jeff Johnson visited MOA to inquire about possible placement of additional parking spots in the vicinity of the Clubhouse. He asked about putting diagonal parking spots just off Amber Bay near the tennis courts. MOA stated it is not permitted to spray paint diagonal lines on the street of Amber Bay Loop. Further, the MOA Planning Department suggested additional parking be provided where the sledding hill area east of the clubhouse is currently located or near the old tennis court area in Tract F. If the old tennis court area were utilized, the walkway to the Clubhouse could be lighted and possibly covered. The first step to additional parking would be to obtain a current "As Built" of the property to be developed, along with a landscape plan and finally, permits from MOA.

Clubhouse Lighting Upgrade. The swimming pool lights have been in need of an upgrade for many years. As part of the overall upgrade in lighting for the Clubhouse, pool lighting has been looked at and money budgeted for an upgrade to meet MOA lighting codes. LED lighting was considered, but was too costly at this point in time. A viable alternative is T5 lamp fixtures, which is about ½ the cost of LED and will reduce current electric costs by about one-half. The cost to upgrade to T5 lighting will fall within the budget set aside for pool lights. The Board of Directors supports going ahead with the T5 lighting.

Lighting of large room in Bayshore Early Learning Center. The early learning center has too much lighting at this time: 50 foot candles versus a need of only about 30 foot candles. Some of the lights are scheduled for removal and that action will save on the electric bill.

Clubhouse Exterior Security Lighting. There are four exterior 500-watt halogen flood lights that Mr. Johnson recommends replacing with LED lights. The cost of purchase will be made up by significant savings in electric fees.

Bayshore Early Learning Center: Susan Jensen, Educational Administrator

Part-Day Program (Sept-May)

2008-09 30 students are currently enrolled in the part-day program, which is at capacity.

2009-10 14 students are pre-enrolled for Fall (63.75 of capacity).

Full-Day Program (Year round)

2008-09 20 students are currently enrolled, which is at capacity.

2009-10 18 students are pre-enrolled for Fall with 2 positions open.

Summer (June to mid-Aug)

2009 24 students are currently enrolled, with 6 full-time openings

Bayshore Owners Association: Susan Jensen, General Manager

Video System Surveillance Update. A new hardware box was installed in the sub-floor to operate all cameras. In addition to cameras already placed in the office, billiards, fitness, and swimming pool area, new cameras were installed by the front door and dance floor. Lastly, this week a camera will be installed to show the east lawn.

Police Call and Restraining Order. On April 14, the police were called to ask the relative of an elderly neighbor to leave the Bayshore Clubhouse premises, based on his behavior at the Clubhouse in June of 2008. In June the preschool and Clubhouse went into lockdown. As soon as the person was spotted in front of the Clubhouse in April 2009, the preschool and Clubhouse once again went into lockdown. The police were phoned to ask him to leave the premises and when they asked him to leave he made threats to them and was taken into custody, MOA v. Grafton (3AN-09-04113CR). A letter will be sent to offender

New Event Furniture. After email discussion among the Board of Directors, a new couch set was purchased for the Event room. The 12-year-old furniture was stained, did not match the carpet, and had broken frames in certain pieces. The new furniture consisted of 2 chairs, couch and ottoman for \$1,700 and featured full-grain leather.

Upgrades to Men's and Women's Downstairs Bathrooms. The downstairs bathrooms have new floors and have been painted. Sinks will be installed later this week. This project was scheduled for April 2009 as part of the capital/maintenance budget projects.

OLD BUSINESS

Future roof replacement update. The Board continued discussion regarding roof replacement of the Clubhouse in May 2010. Three bids have been updated with rates for 2010. An informal advisory vote of the homeowners will be taken at the annual meeting on May 4. Further information will go out to homeowners as the time draws near for a roof replacement. Should the project move forward, contractors will be invited to a pre-bid conference at the Clubhouse to review documents and the roof.

Early open of Clubhouse on Saturdays. Based on homeowner response to a survey, the Clubhouse began opening 2 hours earlier on Saturdays than it has in the past.

Full Circle Farm distribution. Bayshore residents began receiving organic produce from Full Circle Farms each Wednesday at the Clubhouse. A web survey of residents indicated support for Bayshore Clubhouse as a drop-off site for organic vegetable distribution by Full Circle Farms. There is no cost to Bayshore for this service.

Annual Meeting of the Homeowners update. Steve Neff held an informational orientation meeting at the Clubhouse on March 24 for people interested in serving on the Board of Directors. Three board seats are up for election and only one incumbent, Steve Neff, will running for re-election. Two people attended the meeting. The theme of the annual meeting will be American Picnic. In addition to election of new Board members, President Steve Neff and General Manager Susan Jensen will present a PowerPoint presentation highlighting the accomplishments of the past year, current financial position, and future plans.

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.

NEW BUSINESS

Insurance audit. Kathleen Riley, Board Secretary, suggested that Bayshore get an insurance audit and schedule a new insurance audit every three years.

Event windows. Some condensation/icing was noticed around new Clubhouse event room windows over the course of the winter. A followup will be made with installing contractor.

ADJOURNMENT

Motion: Motion to Adjourn

By: Carol Woods

Second: Debra Blanchard

Passed: Unanimously

Meeting was adjourned at 8:29 p.m.

Respectfully Submitted,

Kathleen Riley, Secretary

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