

Bayshore Owner's Association
Annual Meeting of the Homeowners
May 4, 2009

MEMBERS PRESENT

Steve Neff, President
Kari Miles, Vice-President
Debra Blanchard, Treasurer
Kathleen Riley, Secretary
Carol Woods, Director
Michael Stahl, Director
Kyle Reeves, Director

STAFF PRESENT

Susan Jensen, General Manager
Rhudel Acuna, Architectural Control Committee
Joe Culver, Sign-in & vote
Don Osborne, Sign-in & vote
Carmen Olmos, Admin Asst, food prep.
Josie Trejo, Janitor, food prep.
Colleen Gee, Preschool Staff, food prep.
Jennifer Green, Teen helper
Sonya & Tasha Hood, Teen helpers

HOMEOWNERS PRESENT

Attendance sheet and ballot assignment list on file

Upon sign-in, each homeowner was given a copy of the Year End 2008 and First Quarter 2009 financial statements, as well as, the 2009 Budget and Ballot for Election of Officers. The backside of the ballot requested input from homeowners in regards to the replacement of the Clubhouse's 36-year-old roof. One raffle ticket per dwelling was also given for the door-prize drawing held at the conclusion of the meeting.

CERTIFICATION OF PROXIES AND ESTABLISHMENT OF A QUORUM

10% of homeowners 44 needed for quorum 65 homes participated in person or proxy.
38 homes were represented in person
27 proxies were certified
Quorum was met

President Steve Neff called the meeting to order at 7:05 p.m.

REPORTS TO MEMBERSHIP

President's Report, Steve Neff, Board President

President Steve Neff introduced each of the Board members and shared the Board's philosophy of fiscal responsibility. He then gave a brief overview of the capitol improvement projects completed in 2008. Those projects included the following:

- ✓ Replacement of Clubhouse windows
- ✓ Replacement of Clubhouse shades
- ✓ Two (2) new industrial treadmills for the fitness room
- ✓ Improve asphalt bike path

- ✓ Repavement/Striping of the Clubhouse parking lot, Phase II
- ✓ Upgrade and installation video surveillance security system

President Neff gave an overview of rationale for 2008 Homeowner's Dues increase and explained that some of the increase was necessary for ongoing operation; however, least \$5 per household of the \$10 dues increase per month will go into future projects "Board of Directors Dues Designated Savings." An example of use for funds is upcoming roof replacement for Clubhouse. The floor was then turned over to Susan Jensen, General Manager.

Manager's Report, Susan Green, General Manager

Home sales' highlights - doing well in spite of economic downturn
Full Circle Farms' drop-off site at Clubhouse for organic produce
Annual yard sale - overwhelming success due to excellent weather this year
Pond Clean-up 2009 - thanks to Keri Miles and volunteers
Homeowners' Halloween get-together - thanks to Cherie Olson and volunteers
Homeowners' New Year's Eve Potluck - thanks to hosts Robby & Kelly Dennis
2008-09 Early Learning Center highlights
2008-09 Financial and Budget review

THANK YOU TO OUTGOING MEMBERS AND PRESENTATION OF PLAQUE

Carol Woods – Secretary and Director, 2007-2009
Kyle Reeves – Director, 2006-2009

NOMINATION OF BOARD MEMBERS

Three nominees were pre-qualified for the ballot:
Steve Neff (incumbent), Bruce Bookman and Mohammed Naviwala.

The list of nominees for the Board was opened for additions.
Lorne Smette's name was added to the ballot.

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

VOTING AND REFRESHMENTS

Voting commenced while homeowners enjoyed "an American picnic," prepared and served by staff members. The food was delightful and enjoyed by all. A big "thank you" went to our Carmen & Jose and the numerous other staff volunteers and teen helpers.

ELECTION OF THE BOARD

Election results for the three (3) vacant seats to be filled:
Mohammed Naviwala, Bruce Bookman and Steve Neff (incumbent) were elected.

DRAWING FOR DOOR PRIZES

Raffle tickets were draw and many door prizes were awarded to homeowners in attendance.

MEETING ADJORNMENT

The meeting was adjourned at 8:22 p.m. followed by an executive meeting to discuss election of officers.

Respectfully Submitted,

Kathleen Riley, Secretary

Notation re: Executive Meeting

At the executive meeting, the Board decided to keep the current slate of officers.