

**BAYSHORE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 19, 2009**

BOARD MEMBERS PRESENT

Steve Neff, President
Kathleen Riley, Secretary
Bruce Bookman, Director
Mohammed Naviwala, Director
Michael Stahl, Director
Kari Miles, Vice-President

STAFF PRESENT

Susan Jensen, General Manager

HOMEOWNERS PRESENT

Rhudel Acuna, Architectural Control Comm.

BOARD MEMBERS ABSENT

Debra Blanchard, Treasurer

GUESTS PRESENT

None

ROLL CALL/DETERMINATION OF A QUORUM

Steve Neff, President, called the meeting to order at 7:05 p.m. and a quorum of five was present. At sixth board member, 7:09, Kari Miles joined meeting.

ADOPTION OF THE MINUTES

A draft of the minutes for September 21, 2009 Board Meeting was not available and will be approved at November's meeting.

TREASURER'S REPORT

Financial Statements: Susan Jensen, General Manager, presented September financials. Copies are on file at the Association office located inside Bayshore Clubhouse, and are available to homeowners for review upon request.

Motion: To adopt the September, 2009, financial statements
By: Mohammed Naviwala
Second: Michael Stahl
Passed: All in favor

HOMEOWNER'S COMMENTS

None.

COMMITTEE REPORTS

Architectural Control Committee (ACC) report: Rhudel Acuna, Chair

In 2009, 105 exterior home projects (i.e. painting, roofing, hot tubs) have been approved. When projects cannot be approved as originally presented, the ACC works with homeowners to find a solution.

FACILITY REPORTS

Bayshore Administration: Susan Jensen, General Manager

Spa. The spa (hot tub) was down this month for several days while parts were on order. Jeff, Johnson, Maintenance Supervisor, reports that the problems with the spa are due to commercial daily usages. He also reports that it is not feasible to put a one-touch timer/crack on the current spa and that there is only one button to touch to turn on jets and that they automatically turn off after a short period if the user does not turn off the jets by touching the same button again.

Kitchen Flooring. There was a slow leak in the dishwasher for the kitchen this month. Jeff Johnson found water in the subfloor but was unable to determine the source. In the meantime, water seeped under the flooring of the kitchen and caused it to permanently buckle. We have one bid for labor (so far) to replace 200 feet of flooring with laminate flooring that is yet to be determined. Jeff suggests a more durable solution would be to use tile or something that is less susceptible to water damage.

Early Learning Center. Eva Hansmeyer has been busy with a whirlwind of activities for fall. She started a Parent Council Meeting and the parents involved are very happy for the formation of the council, for the ability to be a part of the center, and to be helpful where they can. A copy of council minutes is attached to your packet along with a copy of the October newsletter for Bayshore Early Learning Center.

OLD BUSINESS

2010 Budget. The Board has held budget workshops and is slated to meet one more time with a goal of approving a budget in November. If the budget is passed in November, there will not be a Board meeting in December.

Greenbelt Encroachment by Neighbors at 3401 Kachemak Circle. When the Squires acquired the property in 2005, they signed an agreement to move the existing fence so that it would not encroach onto greenbelt, but have not moved the fence.

Motion: For Bayshore Owner's Association to authorize signing the contract with Burr, Pease, and Kurtz to enforce Bayshore's legal rights with regard to a land dispute.
By: Mohammed Naviwala
Second: Michael Stahl
Passed: 5 in favor, 1 abstain

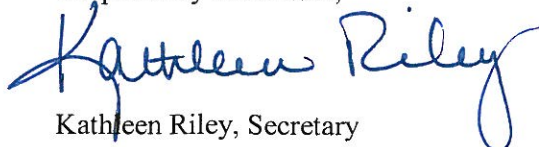
NEW BUSINESS

None.

ADJOURNMENT

Meeting was adjourned at 7:23 p.m.

Respectfully Submitted,



Kathleen Riley, Secretary