

**BAYSHORE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes
April 18, 2011**

BOARD MEMBERS PRESENT

Steve Neff, President
Kari Miles, Vice-President
Mohammed Naviwala, Treasurer
Mark Bass, Director
Bruce Bookman, Director
Michael Stahl, Director

BOARD MEMBERS ABSENT

Kathleen Riley, Secretary

STAFF PRESENT

Susan Jensen, General Manager

HOMEOWNERS PRESENT

Rhudel Acuna, Chair, Architectural Control
Frank & Kris O'Connor
Michael Burke
Dieter Wuerth

GUESTS PRESENT

Calvin Miller, Alaska Waste rep
Craig Gales, Alaska Waste rep

ROLL CALL/DETERMINATION OF A QUORUM

Steve Neff, President, called the meeting to order at 7:03 p.m. and a quorum of at least five was present.

ADOPTION OF THE MINUTES

Motion: To adopt the minutes of March 21, 2011 Board Meeting
By: Kari Miles
Second: Mohammed Naviwala
Vote: All present in favor (passed)

TREASURER'S REPORT

January-March 2011 Financial Statements: Darcy Carney, CPA, Carney Consulting Group presented the First Quarter Financial Compilation. Detailed financial statements are available at Association office for homeowner review.

HOMEOWNER'S COMMENTS

Frank O'Connor. Shared concerns about forced move by Alaska Waste to rental of bins. He relayed that the subdivision is targeted in Phase I and that there is still time to give comments to the Regulatory Commission of Alaska (RCA). (Also see "Alaska Waste" under New Business below.)

Michael Burke. Inquired about whether there will be a dues increase so that the neighborhood can be kept up. He says he is definitely in favor of keeping the neighborhood in good shape and in keeping up with maintenance. He stated that his two cents' worth is that:

- Deferred maintenance is never a good bargain;
- We live in these facilities and that some of the walkways are pretty dangerous;
- For any one homeowner was to sell then the resale value of the home is linked to how potential; and

- Home buyers see the neighborhood. It is important to keep property values from declining. Mr. Burke said he and others have noticed the improvements done over the past 10 years. He said it makes him proud of the neighborhood.

COMMITTEE REPORTS

Rhudel Acuna, Chair, Architectural Control Committee (ACC)

The ACC approved anticipates projects request will start rolling in with the advent of spring.

FACILITY REPORTS

Facility Maintenance: Jeff Johnson, Maintenance Supervisor

The following was a part of the annual pool maintenance for the Bayshore swimming pool. This year the pool was closed for two weeks instead of for the whole month of April.

Materials Purchased.

- 8 Annodes and 2 flow meters from Chester Pool. \$815.00
- 6 Heating Elements, 4 timer switches from Finlandia Sauna \$ 492.00
- 2 sets of filter elements and various O rings for the DE Filter \$513.00
- 2 piping kits form Baker Hydro \$200.00

1. Work Performed.

POOL:

- Replaced all 8 annodes around pool perimeter.
- Remove deck drain covers, flush the deck drain and remove accumulated debris.
- Remove perimeter gutter covers and vacuum up accumulated debris.
- Remove grease ring from bull nose and gutter around perimeter of pool.
- Piping kit fitted together and installed between multiport valve and filter.
- Install new flow meter \$100.00
- Install new feeding lines for chlorine tanks.

SPA:

- Install new flow meter \$100.00
- Install new feeding lines for chlorine tanks.
- Remove all 3 drain covers, clean and replace.
- Break down DE filter, remove old filter media and recharge with new media.
- Degrease tub and acid wash to remove calcification spots.

SAUNAS:

- Replace 3 elements each on men's and women's sauna heaters.
- Replace timer switches on both men's and women's saunas.

Bayshore Early Learning Center: Pamela Wright, Educational Administrator

Enrollment

Before/After Program 2010-2011

- We currently have 7 children in the Before School program and 6 children in the After school program

Part Day Program 2010-2011

- Monday/Wednesday/Friday—Morning class has 6 students with 2 positions to fill. The afternoon class has 7 students with 1 position unfilled.
- Tuesday/Thursday—Morning class has 4 students with 4 positions to fill. Afternoon class has 7 students with 1 position unfilled.

Full- Day Program 2010-2011

- The Full Day Program currently has 18 students with 2 positions to fill.

Overall Enrollment 2010-2011 School year

- There are 18 openings available at this time
- 7 positions in Before/After
- 2 positions in Monday/Wednesday/Friday morning program
- 5 positions in Tuesday/Thursday morning program
- 1 position Monday/Wednesday/Friday afternoon
- 1 position in Tuesday/Thursday afternoon program
- 2 Full-Day positions currently available

Program updates

Full Day and Part Day Programs

- At the end of the school year for the Anchorage School District and Beginning May 23rd the Early Learning Center will change their part- program to a full day Preschool room which will accommodate 10 children 3-4 years old (Dragonflies classroom)
- The big room will become a Pre-Kindergarten classroom (Grasshoppers) servicing children 4-5 years old
- The Before/After Program will continue but will only be offered together at one price.

Summer Program

- We have decided instead of having a summer camp that would only accommodate 10 children we would incorporate both classrooms as full day programs that operated year round. This is to correct the summer slump of last year and keep our program full with all teachers' working.
- Both programs would have a summer program using the curriculum "Growing Up Wild" accredited curriculum that meets state of Alaska and the NAEYC standards. By having a summer program in both classrooms we are able to meet all the children's needs without any exclusion from the summer program. The children will be encouraged to explore and investigate the outdoor environment during the summer with a field trip schedule every week.
- We are anticipating that the summer program will be full this year.

Staff Education:

- Teachers just attended training with the Child and Adult care Food Program Wellness in Alaska Child Care for our In-Service Day. They came back excited and ready to implanted some of the activities into the classroom.

Parent Council Update:

- Parent Council President Bob Roesler to give Report on Parent Council activity.

Parent/ Teacher Conferences

- Parent/Teacher conferences held on April 13-15 went very well with only a few parents who rescheduled. Parents seemed to be very happy with the program and the changes with little concern.

NAEYC (National Association for the Education of Young Children)

Accreditation Update

- Nothing specific to report at this time. We still just finished with the consultation project with Thread.

Chalet Event Room: Cherie Olson, Event Coordinator

Spring is here and the wedding season will soon be in full force. We had many bookings over the fall and winter months; I'm happy to report that virtually every day there is an expressed interest in the rental of our Chalet Room. Prospective clients are taking advantage of the offer of tours to see the many amenities that are provided.

The promise of the white chairs being available soon has caused a flurry of excitement. Similar chairs shown in our wedding picture album have always generated interest. We'll be happy to offer white chairs, as well as the folding ones. Some brides have ordered covers for the latter, so it's good to provide options.

Per board member Kari Miles request, I'm listing the companies that have booked so far this year, and how they came to hear about the Chalet Room:

- January 24 – **Resource Data**, return clients, acquaintance married here.
- February 28 – **BNI** (Business Network International), meeting. Susan contact through BNI network meeting.
- May 6 – **Holy Rosary Academy**, Prom, website and word-of-mouth.
- April 15 – **Dewberry Company**, business workshop, website and word-of-mouth.
- May 17 – **KPMG** – Women's Executive Networking Event, website.
- December 2 – **Anchorage Home Builders**, Christmas party and installation of officers. Susan contact through BNI network meeting.
- December 9 – **Alaska Earth Sciences**, return clients, Christmas party, word-of-mouth and website.

OLD BUSINESS

Insurance review. Ms. Jensen will bring to board for review as part of budget for next year. This topic is being placed on each board agenda as a placeholder for future discussion.

Capital improvement funding. Planning and funding of maintenance and improvements to Bayshore will be discussed this summer and fall. Hot list items include items such as the clubhouse roof, boardwalk, and frost heaves on pathways.

Downstairs entry buzzer, Kari Miles. Continued conversation from last month's board meeting about monitoring the lower level of the clubhouse during special events.

Annual meeting. Meeting is Monday, May 2, 2011. Steve Neff and Mohammed Naviwala have agreed to run as incumbents. Brian Collier has indicated he is interested in serving on the board. These individuals were included in the mailer announcing the annual meeting that was sent out Friday, April 15, 2011.

Upcoming dates:

- Annual Meeting will be held Monday, May 2, 2011
- Spring neighborhood yard sale is slated for Saturday, May 7
- Big dumpster Monday through Thursday, May 9 to 12
- Shred documents with Shred Alaska. Bayshore is working on having the service available for one afternoon or to have locked bins for homeowners to use during big dumpster week

NEW BUSINESS

Alaska Waste. Two representatives, Calvin Miller and Craig Gales, were on hand from Alaska Waste to discuss the new requirements of "roll carts" for Bayshore in Phase One in automating refuse service. They purport that safety of workers will be improved and that efficiency will bring eventual savings to customers. All customers will be required to use roll-carts by the end of 2012. They will continue to collect bagged trash for \$2 per bag as long as it is under 50 lbs. Susan Jensen, Bayshore's General Manager, expressed a concern regarding Alaska Waste's failure to offer bear resistant trash bins as an option in the mailer sent to homeowners. That bear option is available online or by phone. Additionally, that if the trash bins are too big to fit in a garage that the trash will be available to bears all week long. A concern by homeowners present at the meeting was the requirements that bins be on the curb by 6:00 a.m. The representatives encouraged homeowners to contact Alaska Waste with any concerns they have regarding size and type of bins available, storage, and pricing.

Contact: Sharrie Sheridan, Alaska Waste Customer Relations Manager, at 907-273-2778 (direct) or rollcart@alaskawaste.com.

ADJOURNMENT TO EXECUTIVE SESSION

Meeting adjourned by President Steve Neff at 8:15 p.m.

RESUME TO REGULAR SESSION TO ADOPT REVISED 2011 BUDGET

After an executive session, the board moved to open meeting with a motion.

Motion: To adopt a revised budget for 2011 as presented by Susan Jensen, GM
By: Bruce Bookman
Second: Kari Miles
Vote: All present in favor (passed)

Respectfully Submitted,

Kathleen Riley
Kathleen Riley, Secretary