

**BAYSHORE OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

February 20, 2012

**BOARD MEMBERS PRESENT**

Kari Miles, Vice-President  
Kathleen Riley, Secretary  
Mohammed Nawiwala, Treasurer  
Mark Bass, Director

**STAFF PRESENT**

Susan Jensen, General Manager

**HOMEOWNERS PRESENT**

Les Dennis, Acting Chair Architectural Comm.  
Dee Dennis, Member of Architectural Comm.  
Karen Higgs

**BOARD MEMBERS ABSENT**

Steve Neff, President  
Brian Collier, Director  
Michael Stahl, Director

**GUESTS**

Darcy Carney, CPA, Carney Consulting Group

**ROLL CALL/DETERMINATION OF A QUORUM**

Kari Miles, Vice-President, called the meeting to order at 7:06 p.m. and a quorum of at least five was not present.

**ADOPTION OF THE MINUTES (via email late January to facilitate early web posting)**

*Motion:* To adopt the minutes of January 16, 2011  
*By:* Michael Stahl  
*Second:* Kathleen Riley  
*Vote:* Majority vote (passed)

**TREASURER'S REPORT**

**2011 Year End Financials:** Darcy Carney, CPA, of Carney Consulting, was on hand to present an Accountants' Compilation Letter along with Bayshore's Statement of Financial Position for 2011. The Accountant's Compilation Letter states that she put together the financials that represents information represented by management. It talks about omitting standard disclosures, like policies, procedures, and footnote that would accompany a full audit. Ms. Darcy is very familiar with Bayshore financials and reviews them each month.

**HOMEOWNER'S COMMENTS**

None.

**COMMITTEE REPORTS**

None.

## FACILITY REPORTS

### Bayshore Owners Association Operations Report

Susan Jensen, General Manager

February 20, 2012

**TELEVISION.** Shimeks has been contacted regarding installation of our new television and to provide connectors that guests can use to hook up their media.

**EAGLE SCOUT PROJECT.** Jeff reported that Conor Turpin was looking for an Eagle Scout project so Jeff suggested a new dumpster enclosure. Conor will bring a proposal to March board meeting.

**NEW LOGO.** Final draft of new logo has been completed.

**BATHROOM FOR SMALL PRESCHOOL.** We are getting bids for a toilet with short privacy walls to be installed in the small preschool. Right now the preschool personnel accompany children over to the main bathroom throughout the day.

**SECURITY FOR NEIGHBORHOOD.** Costs associated with having a security guard  
Full time cost of security guard for \$12/hour with health insurance and worker's comp is \$33,000  
(\$24,960 plus employer taxes, worker's comp and health insurance)

Estimated cost from security company

\$87,360 based on \$30/hr excluding auto cost / \$16 per month per home

versus:

Estimated annual cost for security guard in-house with truck for security/maintenance use

\$1400 Auto insurance for security driver (evening) and for maint. driver (day)

\$ 500 Repair/maintenance for 4-wheel drive pick-up truck

\$2400 Fuel for 4-wheel drive pick-up truck

\$33,000 Employee cost \$12/hr with employer taxes, worker's comp, and health ins.

\$37,300 estimate annual cost / \$6.85 per month per home

**BOARD MEMBERS for May 2012.** Current expirations:

Kari Miles 2004 to 2012 8 years / incumbent

Kathleen Riley 2008 to 2012 4 years / retiring from board

Michael Stahl 2008 to 2012 4 years

Mark Bass 2010 to 2012 2 years / incumbent

### Upcoming dates:

- **Babies on Track!** Do you have a child under age 2? Best Beginnings has produced *Babies on Track*, a 14-minute DVD for parents, accompanied by two baby board books:
  - *Our Alaska Family* (photographs of baby faces)
  - *Let's Talk Alaska!* (Alaska objects).

Using delightful images of Alaska babies on location around the state, the video and books foster early learning and healthy brain development at home in easy, convenient ways. 7,500 sets of the DVD and board books will be distributed free throughout Alaska to families with children under 2 years of age. [View a preview](#) (1:30).

- **Sunday, Feb. 26, 2012, 3:00 pm, Bayshore Clubhouse** Attend the “**Movie Premier**”
  - [Free DVD & baby book](#) to participating families with children under 2 yrs
  - Sign up for FREE monthly delivery of books for your child
  - Target audience is families with children under 2 years
  - Refreshments

**Bayshore Early Learning Center**  
**Pamela Wright, Educational Administrator**  
**February 20, 2012**

**Enrollment**

***Before-After Program 2011-2012 (Butterflies)***

- The Before-After Program is full with 1 extra student (11 students in all).

***Full-Day Preschool Program (Dragonflies)***

- The Dragonfly classroom is currently full with 10 students enrolled.

***Full-Day Pre-Kindergarten program (Grasshoppers)***

- The Pre-Kindergarten Grasshopper classroom currently was full until a family moved away. A family is coming on Tuesday to make all the arrangements. So the program continues to be full.

***Overall Enrollment***

- Currently all positions have been filled

**Program updates**

***Staff:***

- We are happy to announce that we have filled the teacher assistant position. Josh Harries will begin at BELC on Tuesday February 21, 2012. Josh has his BA Degree in Early Childhood Education and is perfect for the Job.

***Parent Council Update:***

- Thanks to funds raised by the Parent Council, the preschool was able to purchase two “Listening Centers” and Multicultural dolls for the classrooms. We appreciate all the hard work our Parent Board does for our Center!

***Parent/ Teacher Conferences:***

- Upcoming Parent/Teacher Conferences are scheduled for April.

## NAEYC (National Association for the Education of Young Children)

### ***Accreditation Update***

- We have submitted our candidacy materials for accreditation and are anxiously awaiting their response and date for our site visit.

### **Bayshore Chalet Event Room Cherie Olson, Event Coordinator February 20, 2012**

It's been a busy booking time since the last wedding show in January! The bridal expo at the Dena'ina Center proved to be a lucrative success! There were three bookings on the spot, and follow-up reservations during the next few weeks. I really *love* doing wedding shows there. We get the best of the bridal crop!

I'm also looking forward to this Sunday's Wedding Guide Bridal Fair being held at the Dimond Center. It's being called a Pink Champagne and Ice Extravaganza. I'm thinking that this may be the *very* first public event since the closing of the Dimond library, which I do miss, by the way. Anyway, if they're going to utilize the space for wedding shows, etc. I think that's fabulous. The area is really not meant for regular competitive wedding ceremonies and receptions; guests are prohibited from coming and going during mall hours. (Thank Goodness).

Looking forward to Spring and all the new bookings just around the corner!

### **OLD BUSINESS**

**Swimming Pool.** Steve Neff will send out a letter to homeowners with results of pool survey and plans for construction in the fall.

**Neighborhood Security Update.** Susan Jensen gave an update on estimated annual costs for hiring a full-time security guard for Bayshore. Greater security was the number one topic at the annual meeting in 2011 and the Board is responding to requests for upgraded security for the neighborhood. Details of costs are covered herein under the general manager report.

### **NEW BUSINESS**

**Exterior preschool doors replacement.** The exterior doors experienced several incidences of freezing up in January and early February and a locksmith had to be called on a few occasions. On other occasions ACC Chair Rhudel Acuna came and dismantled door locks to unthaw them. An examination of the doors showed that one door was not insulated and would continue to experience problems and the other door had a swollen frame that caused problems along with old locking mechanism. The board informally approved door replacement via email in early February so that the doors could be ordered. A motion to formalize was held at the board meeting.

**MOTION**

*Motion:* To replace preschool exterior doors for estimated \$5,700  
*By:* Kathleen Riley  
*Second:* Mohammed Naviwala  
*Vote:* Majority vote (passed, please note Brian Collier voted early by email)

**New reader board.** The possibility of obtaining a new community sign was discussed, specifically one that is programmable and has lighting. Jeff Johnson, Maintenance Supervisor, is currently checking with the Municipality to see if we can have one. Kari Miles suggested adding the sign to the Capital Improvement List.

**Change date of March meeting to fourth Monday, March 26.** Due to General Manager Susan Jensen being out-of-state on the normal meeting day (third Monday), the meeting in March 2012 will be delayed by one week.

**Board meeting candidates needed for May annual meeting.** At least one candidate is needed for the board. Kari Miles and Mark Bass have indicated they are willing to run as incumbents. Kathleen Riley is retiring after four years' service. Michael Stahl has not yet indicated whether he is willing to run as an incumbent.

**MEETING ADJOURNED at 8:19 p.m.**



Respectfully Submitted,

*Kathleen Riley*  
Kathleen Riley, Secretary