

**BAYSHORE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 18, 2012**

BOARD MEMBERS PRESENT

Steve Neff, President
Kari Miles, Vice-President
Michael Stahl, Secretary
Mark Bass, Director
Brian Collier, Director
Andy Hepola, Director

STAFF PRESENT

Susan Jensen, General Manager
Brook Wyatt, Administrative Assistant

HOMEOWNERS PRESENT

Rhudel Acuna, ACC Chairman
Jason & Jeanine Moorman
Michael Burke

BOARD MEMBERS ABSENT

Mohammed Nawiwala, Treasurer

GUESTS

None

ROLL CALL/DETERMINATION OF A QUORUM

Steve Neff, President, called the meeting to order at 7:04 p.m. A quorum of at least five was present.

ADOPTION OF THE MINUTES

Motion: To adopt the minutes of August 20, 2012
By: Mark Bass
Second: Andy Hepola
Vote: Majority vote (passed)

TREASURER'S REPORT

Second Quarter Financial Statements

No financials available. There was a delay in receiving the financials from CPA.

HOMEOWNER'S COMMENTS

Jeanine Moorman. Mrs. Moorman expressed a strong interest in changing the CC&Rs for Bayshore to allow for chickens as provided in new Municipal regulation dated April 26, 2011.

Current CC&Rs for Bayshore West 1, 2, and 3, along with Community Guidelines for Bayshore prohibit chickens with the following language:

Livestock and Poultry. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any Lot other than a reasonable number of dogs, cats, or other common household pets which may be kept, provided they are not kept, bred or maintained for commercial purposes, and are not permitted to run at large.

New Municipal regulations dated April 26, 2011 state in part:

21.45.115 – [Outdoor keeping of animals](#)

- A. *Purpose:* The purpose of this section is to implement regulations governing the outdoor keeping of animals as a permitted accessory use, for non-commercial use, in residential districts as defined in [21.45](#). These regulations exclude dogs, domestic cats, and large domestic animals. This section shall not authorize an accessory use for the keeping of any animals outlawed for personal ownership by other laws or regulations.
- B. *Definition:* The accessory use term "outdoor keeping of animals" as used in this section means the restraining or restricting the movement of animals outside of a principal structure, by any means not involving the continued presence and/or participation of a human being. As used in this section, the accessory use term "outdoor keeping of animals" shall not be construed to include dogs, domestic cats, or large domestic animals.
- C. *Applicable zoning districts ...*
- D. *Standards:* The following accessory use stands apply to the outdoor keeping of all animals permitted under this section:
1. (note: this section does not apply as it is about lots in excess of 40,000 square feet)
 2. On lots smaller than 40,000 square feet, the following shall apply:
 - a. Excessively noisy animals such as roosters, turkeys, guinea fowl, peacocks, or geese are prohibited.
 - b. Up to five animals may be kept on lots of 6,000 square feet or less, with an additional one animal per additional 1,000 square feet of lot area. A facility license may be required pursuant to title 17.
 - c. Structures for the outdoor keeping of animals shall not encroach into the setbacks of the zoning district and shall be at least ten feet from any lot line.
 - d. It shall be unlawful for any owner or custodian of an animal under this section to permit it to make chronic animal noise, as defined in AMC section [17.05.010](#)
 3. Any activity related to this use, which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust or other particulate matter, toxic or noxious matter, radiation, humidity, heat or glare at or beyond any lot line of the lot on which it is located shall be prohibited.
 4. No permanent structure for the outdoor keeping of animals shall be erected closer than ten feet to any principal structure. The height of any structure used for the outdoor keeping of animals under this section shall not exceed the height permitted for accessory structures in the underlying zoning district.
 5. The term "excessive" is defined for the purpose of this section as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

(AO No. 2011-50(S), § 1, 4-26-11)

Mrs. Moorman said that she really wanted to have their own chickens so that they could have organic eggs free of pesticides. Her next door neighbor Michael Burke spoke in favor of chickens and feels that it makes the property more valuable. Kari Miles, Vice-President, inquired about chickens as a bear-attractant. Mrs. Moorman believes that chickens pose no more attraction than dogs, cats, and trash. She thinks chickens should be in an enclosure within a fenced yard (note: the Municipality has no fence requirement). She is happy to be a resource for others who are interested in having chickens. Mrs. Moorman presented a petition signed by 45 individuals representing 31 households in Bayshore.

The Board will look at procedures for changing CCRs and notify Mrs. Moorman so she may pursue that process.

Walkway from Amber Bay Loop to Bayshore Elementary

Jeanine Moorman and Michael Burke. Mrs. Moorman and Mr. Burke spoke with concern about the walkway that is near their homes and connects Amber Bay Loop to the back side of Bayshore Elementary. The pavement has become increasingly uneven and presents a danger to children who use the walkway daily to travel to school.

Comments by board: the project is on the capital improvement list which is currently under review for funding.

COMMITTEE REPORTS

No reports.

FACILITY REPORTS

Bayshore Owners Association Operations Report

Susan Jensen, General Manager

September 18, 2012

Home Security Presentation

A presentation offering ideas to homeowners was given by Wendy Claussen, Action Security, on August 22. Our new Architectural Control Committee Inspector, Ron McCallion, was on hand. He added to the discussion as he has an extensive background in Security.

Emergency Watch Meetings

Tate Miles, Eagle Scout candidate, has given several presentations to neighbors regarding home emergency preparedness. Neighbors attending the meetings have been very glad to learn of ideas to help ensure their safety and health in the aftermath of disasters.

Comments: Kari Miles shared information about the emergency watch meeting with participants. Her son, Tate Miles, is an Eagle Scout candidate.

Neighborhood Yard Sale

The fall neighborhood yard sale was held on Saturday, September 8, 2012. Homeowners signed up to be included in a map that was posted online and distributed to people entering the

neighborhood that morning. The fall yard sale saw many visitors, but not the type of numbers we see for our huge spring sale.

Anchorage Chamber of Commerce

As reported at the last meeting under new business, I have been elected to the Anchorage Chamber of Commerce Board of Directors. This will bring positive exposure for Bayshore through a respected institution. One of our offsite homeowners is the new Chair of the Board, Sandra Heffern, of EHD Enterprises.

Bayshore Owners Association Maintenance Report

Jeff Johnson, Maintenance Supervisor

September 18, 2012

Tree and Branch Removal

The cleanup from the wind storm continues. Several loads of branches and trees from the common grounds that have fallen into home owners' yards have been taken to the Municipal Wood lot. A big thank you goes to neighbor **TL Stanbro** for helping cut and remove downed trees! It helped clean up the greenbelt and then he got the firewood.

Pool Renovations

Jeff Hickman of Municipal Health and Human Services reports that the pool renovation project slated for March 2013 is approved.

Event Tables

Several event tables have been repaired over the last few weeks.

Bayshore Early Learning Center Chairs

Several wooden chairs have been repaired over the summer.

Landice Treadmill

One Landice treadmill is down. A new motor is on order.

Comment: Kari Miles said that when new seats and small repairs are done on equipment it makes it feel like new.

Illegal Dumping on Common Grounds

Two "no dumping" signs are posted at north end of Chiniak Bay Drive to discourage illegal dumping of leaves.

Comments regarding boardwalk: VP Kari Miles wondered when board walks repairs would take place as there were a few boards in disrepair. Jeanine Moorman said her daughter had tripped over a hole in the boardwalk. Brook Wyatt, Bayshore Administrative Assistant, said she would make an inquiry of Jeff Johnson of Bayshore Maintenance Department.

Comment regarding upgraded swimming pool: Homeowner Jeanine Moorman wondered if stripes could be painted in the bottom of the new pool for those who wish to swim laps. VP Kari Miles thought it was a good idea. AA Brook Wyatt said she would discuss with Jeff Johnson of Bayshore Maintenance Department.

Bayshore Early Learning Center
Pamela Wright, Administrator
September 18, 2012

Enrollment

Before-After Program 2011-2012 (Butterflies)

- The Before-After Care currently has 10 students enrolled (full)

Full-Day Preschool Program (Dragonflies) Fall Program

- The Preschool Dragonfly classroom currently has 9 students enrolled (1 open positions)

Full-Day Pre-Kindergarten program (Grasshoppers) Fall Program

- The Pre-Kindergarten Grasshopper classroom currently has 19 students enrolled (1 open position)

Program updates

Staff:

- Nothing to report at this time

Parent Council Update:

- Sign-up for the Parent Council took place during the Parent Open House, Monday September 17. From there the first meeting will be set for the election of new officers for this year.

Parent/ Teacher Conferences:

- First Parent Conferences are set to take place on the 17th and 18th of October.

NAEYC (National Association for the Education of Young Children)

Accreditation Update

- During BELC's Parent Open House we will be sharing information with parents about our newly accreditation status along with passing out NAEYC flyers explaining the accreditation and how it brings quality to early childhood.

Bayshore Owners Association Operations Report
Cherie Olson, Event Coordinator
September 18, 2012

Last Sunday's wedding show at the Alaska Native Heritage Center went well. Several contracts were signed in the days following the show! I am looking forward to next month's bridal expo at O'Malley's on the Green.

I am very pleased with all the bookings and have confidence that this trend will continue on a high note. While it is difficult to predict exact monetary numbers in future reservations, I think it's safe to say that we can feel confident in relying on continual bookings based on the past few year's party history. As time goes by we are becoming more widely known for our lovely venue and all the amenities provided.

At some point in the near future we will be raising our rates. This will allow some room for occasional discounts. We do not require the entire payment at the time of signing contracts. That has helped contribute to the overall success of our bookings.

Our goal is to continue to be the best venue that we can be for weddings, meetings and all other events!

Comment: Steve Neff, Board President, commented that Cherie helps keep our homeowner dues low!

OLD BUSINESS

Insurance on Clubhouse Building

Board member Andy Hepola contacted Herb Schlereth, State Farm Broker to go over current insurance coverage on Bayshore Clubhouse. The insurance coverage we have has inflation-proofing built in. The policy does not cover loss of income should building become unusable for any reason. That cover is not currently available in Alaska. Andy is working with Herb to gain that coverage.

Comments: Bayshore Early Learning Center has its own policy. However, there were questions about whether the main Bayshore policy covers BELC that is located in the same building and shares the same federal ID number.

NEW BUSINESS

New Business re Office Networked Printer/Scan/Fax: request by Susan Jensen, GM

Ms. Jensen presented by email to board:

The four year lease is up on our current networked office printer. I have looked for a new printer and found a vendor that comes highly recommended: Lewis & Lewis. They gave me information for a few printers that meet our needs, and there is one that I would like to purchase for Bayshore. This printer will support all six computers in the office and preschool. It will also scan, fax, etc.

I have prepared a chart showing that the purchase of the printer versus continued leasing makes sense. The new printer would save \$1,000 by the end of year 2 and nearly \$10,000 by the end of year five. See below:

	Lease + toner + support		Purchase printer / savings of \$1,000 by end of 2nd year			
Year 1	5000	5000	7345	7345	2345	printer, 3 yr support, toner
Year 2	5000	10000	1687	9032	-968	ink
Year 3	5000	15000	1687	10719	-4281	ink
Year 4	5000	20000	2207	12926	-7074	1 yr support + ink
Year 5	5000	25000	2207	15133	-9867	1 yr support + ink

Discussion: VP Kari Miles wanted to see more bids and thought the current printer should continue being used. A new printer could be added to next year's budget. Board secretary Michael Stahl thought the cost of the printer was very reasonable since it could print, scan and fax. Bayshore office Administrative Assistant Brook Wyatt shared the office's frustration with current printer which is failing. (Note: action taken at reconvened meeting at 8:50 p.m.)

Painting back wall of Bayshore Clubhouse

The exterior south wall of the clubhouse on the outside of the event room takes a beating from the wind. That is the one surface that needs to be painted due to peeling paint. Two bids were obtained that were close in scope and price. Mark Bass, Director, said that the windows should be caulked at a minimum to keep them from leaking. The paint project will have to wait for spring due to lateness in the season and cold weather.

MEETING ADJOURNED at 8:00 p.m.

Respectfully Submitted,

Michael Stahl, Secretary