

**BAYSHORE OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 16, 2012**

**BOARD MEMBERS PRESENT**

Mohammed Naviwala, Treasurer  
Michael Stahl, Secretary  
Mark Bass, Director  
Brian Collier, Director  
Andy Hepola, Director

**STAFF PRESENT**

Susan Jensen, General Manager  
Brook Wyatt, Administrative Assistant  
Ron McCallion, ACC Inspector

**HOMEOWNERS PRESENT**

Jason & Jeanine Moorman  
Lorne Smette

**BOARD MEMBERS ABSENT**

Steve Neff, President  
Kari Miles, Vice-President

**GUESTS**

Darcy Carney, CPA, Carney Consulting

**ROLL CALL/DETERMINATION OF A QUORUM**

Steve Neff, President, called the meeting to order at 7:06 p.m. A quorum of at least five was present.

**ADOPTION OF THE MINUTES**

*Motion:* To adopt the minutes of September 18, 2012 with minor word correction  
*By:* Andy Hepola  
*Second:* Mark Bass  
*Vote:* Majority vote (passed)

**TREASURER'S REPORT**

***Second Quarter & Third Quarter Financial Statements***

Darcy Carney, CPA, Carney Consulting Group presented the Second and Third Quarter Financial Compilations. Detailed financial statements are available at Association office for homeowner review.

**HOMEOWNER'S COMMENTS**

*Jeanine Moorman.* Mrs. Moorman and the Board continued last month's board meeting conversation about Ms. Moorman's interest in changing the CC&Rs for Bayshore to allow for chickens as provided in new Municipal regulation dated April 26, 2011. The Board advised that current CC&Rs prohibit poultry of any kind and that any change would require original signatures on a legal document by 75% of registered owners. Ms. Moorman would have to pursue this on her own.

*Lorne Smette.* Mr. Smette spoke in favor of having a stair-stepper in the exercise room. The Board advised that we have an older one in place already.

## COMMITTEE REPORTS

### Architectural Control Committee

Ron McCallion, ACC Inspector  
October 16, 2012

Mr. McCallion reported that he can be contacted at 907-841-2738 and that people can text photos for action on complaints. There have been a few home inspections for resale certificates along with other routine project approval.

### Capital Improvement Committee

Mark Bass, Board Director  
October 16, 2012

Mr. Bass will be meeting with homeowners who have expertise in the field of capital improvements and go over list of capital improvement projects that have accumulated over the years. The intent is to place items on a timeline for funding and action.

## FACILITY REPORTS

### Bayshore Owners Association Operations Report

Susan Jensen, General Manager  
October 16, 2012

#### **Anchorage Chamber of Commerce**

I will be the facilitator at the "Make it Monday" forum on October 22. This is the State House Candidate Forum II from 11:30 a.m. to 1:15 p.m. at the Dena'ina Center. Information about the forum from the Chamber website is below:

Candidates for Alaska's House of Representatives from **District 17** (Mountain View), **District 18** (Downtown), **District 19** (West Anchorage) and **District 20** (Sand Lake) will answer member questions and express their views on several key issues affecting the business community.

This Monday Forum will open with direct questions to candidates followed by "ask your opponent" and audience questions.

**Note:** The Anchorage Chamber is a non-partisan organization and does **NOT** support specific candidates. This forum is not a debate, but will feature business related questions to the candidates from the membership.

**Confirmed as of 10/12:** *Geran Tarr (District 17); Les Gara and Cris Eichenlaub (District 18); Lindsey Holmes and Anand Dubey (District 19); Michelle Scannell and Mia Costello (District 20)*

#### **Great Free Advertising in Daily News "Xtra!"**

I was invited to write a 750-word community focus column for the new weekly newspaper for nonsubscribers. The invitation came from fellow Anchorage Chamber Board member Marti Buscaglia, VP of Advertising for ADN. The article was titled, "Accredited Preschool in Bayshore,"

and discussed the preschool at length, along with the availability of the event room, and the advantages of owning a home in Bayshore.

#### **Dumpster Lock**

A dumpster lock is now in place at Bayshore Clubhouse. The dumpster is locked at the close of business each evening and reopened in the morning. Jeff had a lock on hand for this use.

#### **Grass Restoration at Central Park**

Last spring there was a large patch of grass that was dead from heavy icing. The grass restored itself over the course of the summer and should look great for next spring.

### **Bayshore Owners Association Maintenance Report**

Jeff Johnson, Maintenance Supervisor

October 16, 2012

#### **Pool**

An email from Jeff Hickman and a follow up phone call confirmed our project approval by the Municipality for the upcoming pool renovations in March.

#### **Boardwalk**

Numerous boards on the boardwalk were replaced until we ran out of materials. We now have 60 more boards on hand for additional repairs when needed.

#### **Dumpster Enclosure**

Eagle Scout Candidate Connor Turpin will be working on a new dumpster enclosure for the clubhouse. Work is scheduled to begin in November. He will be fabricating and painting in his garage. When completed, he will assemble on site. Bayshore is supplying the building materials and paint from SBS. The total cost will be around \$450.00

#### **Men's Sauna**

All three electrical elements were replaced in the men's sauna. Additionally a "contactor" will be replaced by Mark Graham, licensed electrician, on Wednesday, October 17. Continued heavy use of water over time is an ongoing factor in determining how long the sauna remains operational. The three elements were \$85.00 each plus shipping.

#### **Security Lights**

The two security lights over the deck that were burnt out have been replaced and are now working.

#### **Tables, Chairs, and Vacuum Cleaners**

Various tables and chairs for both Bayshore Event Room and Bayshore Early Learning Center have been repaired. The large Hoover vacuum cleaner was completely non-functional. I serviced and cleaned it and replaced belts and the agitator brush. It is working fine now.

### **Tennis Court Nets**

The tennis court nets have been taken down for the year.

### **Snow Removal Equipment**

The Honda snow thrower is all set to go and for the most part so is the 4 wheeler. However, the 4 wheeler, while still usable, has a pronounced pull to the left and probably should be taken into the local Yamaha dealer to take a look at. This is the first time in 6 years we've had any issues with this vehicle.

### **Bayshore Early Learning Center**

Colleen Gee, Associate Administrator

October 15, 2012

### **Enrollment**

#### ***Before-After Program 2012-2013 (Butterflies)***

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

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

The Preschool Dragonfly classroom currently has 10 students enrolled (full)

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

The Pre-Kindergarten Grasshopper classroom currently has 16 students enrolled (4 open position)

### **Program updates**

#### ***Parent Council Update:***

Parent Council had their 1st meeting on Oct. 3rd at which time they elected new Board Members. Parent Council is planning for the 3rd Annual Holiday Extravaganza on Wednesday, Dec. 5, 2012. The next Parent Council meeting is scheduled for Monday, November 5. The Parent Council has great fundraising ideas and activities planned for the school year.

#### ***Parent/ Teacher Conferences:***

Fall Parent Conferences are set to take place on October 17 and 18.

**Bayshore Owners Association Operations Report**

Cherie Olson, Event Coordinator

October 16, 2012

This month has been very exciting and busy! Susan and I took the annual Chamber of Commerce networking train trip Friday, October 5, and spoke with various vendors and had a great time. Last Friday we also visited Susie Linford, owner and caterer of The Event Divas of Alaska. Susie invited people into her home to exchange ideas and business cards. She also served up some of her most popular appetizers! Networking with other vendors is always a lot of fun and inspiring!

This Sunday I look forward again to attending the wedding expo at O'Malley's on the Green, presented by Clear Channel Media. We are still booking from past wedding shows (!) and look forward to similar responses from this show, too!

The next wedding show is in January at the Dena'ina Convention Center. I am looking forward to it!

**OLD BUSINESS**

***Procedure for changing CC&Rs; information requested by homeowner***

Board member Michael Stahl discussed CC&Rs, including the purpose, why they are difficult or nearly impossible to change, and that 75% of homeowners would have to sign an original instrument acceptable to the Recorder's Office for the State of Alaska.

***Improvement to children's walkway between Admiralty Bay and elementary school***

The project will have high priority, due to safety, on the new capital improvement list.

**NEW BUSINESS**

None

**MEETING ADJOURNED at 8:43 p.m.**



Respectfully Submitted,

Michael Stahl, Secretary