

**BAYSHORE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 20, 2012**

BOARD MEMBERS PRESENT

Steve Neff, President
Kari Miles, Vice-President
Michael Stahl, Secretary
Mohammed Naviwala, Treasurer
Brian Collier, Director

BOARD MEMBERS ABSENT

Mark Bass, Director
Andy Hepola, Director

STAFF PRESENT

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

HOMEOWNERS PRESENT

None

GUESTS

None

ROLL CALL/DETERMINATION OF A QUORUM

Steve Neff, President, called the meeting to order at 7:18 p.m. A quorum of at least five was present.

ADOPTION OF THE MINUTES

Motion: To adopt the minutes of October 16, 2012 with minor word correction
By: Michael Stahl
Second: Brian Collier
Vote: Majority vote (passed)

TREASURER'S REPORT

January-October 2012 Financial Statements

Susan Jensen, General Manager. Detailed financial statements are available at Association office for homeowner review. Some CD's were allowed to lapse earlier in the year to finance pool repairs/upgrade. There is \$223,294.50 in liquid assets in bank after making a \$33,103.25 one-quarter down payment on pool work slated for spring 2013. We are operating very close to the 2012 Budget as planned, with income up primarily due to revenue from Clubhouse party rentals and the ongoing enrollment success of the Early Learning Center.

HOMEOWNER'S COMMENTS

None.

COMMITTEE REPORTS

Architectural Control Committee

Ron McCallion, ACC Inspector
November 20, 2012

Mr. McCallion reported that there was little activity this past month. He is working with a homeowner on Sleeping Lady Lane to keep debris from front of home. He noted some recent property damage to a fence by a vehicle that can be seen across from Central Park. Two resale certificates were completed with a third due out this week. His ACC work phone is 907-223-3720.

FACILITY REPORTS

Bayshore Owners Association Operations Report

Susan Jensen, General Manager
November 20, 2012

Budget Workshops

Bayshore's Board of Directors met several times this fall regarding the 2013 budget. A final workshop occurred on November 10 at which time the board had final recommendations regarding capital improvements, payroll, and dues.

Capital Improvement Committee

Mark Bass met with Jeff Johnson, Maintenance Supervisor for Bayshore; neighbors Doug Steffen of Taylored Restoration, and Daniel Nichols, a professional civil engineer; Mike Miles, and Susan Jensen. They went over a huge list of capital projects and reduced the list to specific recommendations and timelines. The list was made available to the Board of Directors for implementation.

Capital Improvements

Projects completed in 2012

	Clubhouse	Preschool	Totals
Preplanned capital expense (pool)	33,103.25		33,103.25
Pool lighting (bulbs)	882.60		882.60
Pool lighting (labor)	990.00		990.00
Pool (heat exchanger)	12,452.00		12,452.00
Color laserjet printer	2,191.48	2,191.47	4,382.95
Door replacement (BELC east)		1,915.10	1,915.10
Door replacement (BELC west)		3,829.80	3,829.80
BELC bathroom project		5,520.41	5,520.41
	<u>49,619.33</u>	<u>13,456.78</u>	<u>63,076.11</u>

Projects slated for 2013

	Clubhouse	Preschool	Totals
Pool renovation/upgrade	100,000		100,000
Pool salt conversation	12,000		12,000
Pool interior entrance/exit door	4,000		4,000
Pool exterior entrance/exit door	7,500		7,500
Pool metal beam support	5,000		5,000
Pathway from Amber Bay to Elem school	5,000		5,000
Fitness center lighting	2,000		2,000
Paint exterior back wall of event room	1,200		1,200
Roof shingle restoration	1,400		1,400
Chairs and/or tables		5,000	5,000
	138,100	5,000	143,100

Dues Increase Discussion

Capital projects slated for 2013 will be paid for with cash. A dues increase (undetermined amount) to replenish savings and plan for deferred maintenance and future projects will be discussed over the winter. Implementation of an increase could occur as soon as July 1, 2013. This would be the first increase in five years.

Halloween Carnival

The Halloween Carnival was put together by Administrative Assistant Brook Wyatt and Karlee Dolphin, along with help from early learning center teachers Amy Schaefer, Tia Young, Colleen Gee, and Maddie O’Neill. It was a huge success! We had about 100 children attend during the 2-1/2 hour event along with most of their parents! There were games such as Haunted Maze, Cake Walk, Fortune Telling (Emily Milliman, who grew up here and whose parents are neighbors), Face Painting, Cookie Decorating, Catapult Bowling, Mummy your Mommy (wrap Mom in TP!), Swampy’s Fishing Hole, and more! A big thank you to organizers and all the neighborhood volunteers!

Photos can be seen on www.facebook.com/bayshoreclub



Direct Brian Collier commented that the Halloween carnival was absolutely awesome. He said that his kids had a great time and everyone who attended was having a lot of fun!

4th Annual Holiday Bazaar

Brook Wyatt stepped up again this year to organize the holiday bazaar. We had many repeat vendors some of whom said it was their favorite and best event all year. There was a huge turnout of people purchasing homemade holiday crafts!



Bayshore Owners Association Maintenance Report

Jeff Johnson, Maintenance Supervisor

November 20, 2012

Substitute Certified Pool Operator (CPO)

Joe Culver is in training for pool and spa maintenance to cover for me while I go on vacation in January. He'll also be doing snow removal during that time. Joe is checked out already for both the four-wheeler and snow blower. Connor Turpin and Jake Kronberg can be called as needed for snow removal around the clubhouse sidewalks and steps weekday afternoons, evenings and on weekends.

Bids for men's shower

Both Pinnacle Mechanical and Klebs Heating have been in to give bids on replacing control stops for the men's showers. Dan Oyster of Oyster Construction will be submitting a bid on replacing the tile in the men's shower.

Comment by board: The shower handles are slipped and worn. Jeff has bids for replacement with commercial grade.

Dumpster Enclosure (Eagle Scout Project)

The new enclosure is being fabricated and painted in a home owners garage and will be set in place soon.

Pool Doors

Gramko Construction has submitted a bid for \$7,169 to replace one door frame and both pool doors. These doors are critical to emergency egress from the building and should be considered a relatively high priority for upcoming projects.

Emergency Corridor

Work to create an emergency corridor exiting the south west end of the pool area can begin next spring. The exit will be under the deck and lead to the BELC playground area. AAA Fence and A-1 Fence have submitted bids of \$4,277 and \$3,585, respectively, for this project.

Sauna Heater

Two electrical elements in the men's sauna had to be replaced due to excessive use of water. Just last month all three elements were replaced. In addition, the entire "wire harness" was replaced. The heater seems to be working okay once again.

Bayshore Early Learning Center

Colleen Gee, Associate Administrator

October 15, 2012

Enrollment

Before-After Program 2012-2013 (Butterflies, K-1)

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

Full-Day Pre-Kindergarten program (Grasshoppers, Ages 4-5)

The Pre-Kindergarten Grasshopper classroom currently has 17 students enrolled with 3 positions available.

Full-Day Preschool Program (Dragonflies, Ages 3-4)

The Preschool Dragonfly classroom currently has 9 students enrolled with 1 position available.

Program updates

Staff:

Staff had an In-Service training day on October 19, 2012. Next training will take place at the NAEYC Conference scheduled January 31 and February 1, 2013.

Teachers are participating in the ***Labels for Education Program*** to earn free Educational Merchandise for the classroom. Their goal is to collect 74,000 points so they can redeem them for a Desktop Computer for the classroom. Any board members or families wanting to help out can visit

<http://www.labelsforeducation.com/> to see a complete list of participating products and point values along with various ways to help the Learning Center collect points.

Comments by board: Kari Miles suggested we let homeowner know about fundraiser and Brian Collier suggested adding it to our Facebook page.

Parent Council Update:

Parent Council's first fund raising event is the Holiday Extravaganza scheduled to take place on Wednesday December 5th. This is one of their biggest fund raisers of the year to help out the preschool. They recently opened up their own checking account at Credit Union 1.

Comments by board: The parent council is made up of parents of children who attend Bayshore Early Learning Center.

Parent/ Teacher Conferences:

Fall Parent Conferences took place on October 17-18, 2012 and went very well

Bayshore Owners Association Operations Report

Cherie Olson, Event Coordinator

November 20, 2012

The bridal show in October at O'Malley's on the Green went very well. I booked weddings from attending brides for several weeks after the expo!

There are very few unreserved days left in December! Many holiday events and weddings are planned for December. Next year looks promising, as we are accepting reservations on a regular basis. Unfortunately, we'll have to write off the latter part of March and all of April because of the pool renovation; contractor says there may be a very unpleasant odor permeating the Chalet Room during this time. Of course, if it turns out not to be the case, then we may still have time to do some last minute bookings. I am keeping my fingers crossed and will know more as we get into the renovation!

The next wedding show is in January at the Dena'ina Convention Center.

OLD BUSINESS

Interest by homeowner in changing CCRs to allow for poultry on property

The past two board meeting included discussions with the board by a homeowner interested in changing Bayshore's Declaration of Covenants, Conditions, and Restrictions to allow poultry. Current CCR's prohibit poultry. The board reviewed a draft letter to be mailed to the homeowner that included information on the CCR's, the stringent procedure for changing them, and that the board will not pursue a change at this time. The homeowner was instructed in the letter to immediately cease raising poultry on their Bayshore property.

Vote regarding poultry issue

Motion: To uphold provisions in Bayshore's Declaration of Covenants, Conditions, and Restrictions that prohibit poultry.
By: Mohammed Naviwala
Second: Brian Collier
Vote: Majority vote (passed)

Note: Brian Collier voted to uphold the CCR's but asked that it be noted that he is not opposed to poultry on neighbor properties.

NEW BUSINESS

DOWL HKM will be on the agenda for January board meeting with an update to water upgrade in the neighborhood.

Board meeting for spring. The Board will continue to meet on Tuesdays for Spring 2013.

Budget 2013

Motion: To accept the Budget 2013 as presented and discussed.
By: Michael Stahl
Second: Mohammed Naviwala
Vote: Unanimous vote (passed). Mark Bass voted via proxy to Kari Miles and Andy Hepola voted via phone.

Discussion: Brian Collier asked about separating out the capital improvements from the operating budget. Susan Jensen will work with Darcy Carney, CPA, on this issue. Kari Miles asked for more information about replacing the board walk and making sure any dues increase covered the future cost which she estimated will be needed in three to five years. Steve Neff discussed the need for a dues increase mid-year to facilitate savings for projects and increased operating costs.

MEETING ADJOURNED at 8:19 p.m.

Respectfully Submitted,

Michael Stahl, Secretary