

**BAYSHORE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes (amended)
January 15, 2013**

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

Kari Miles, Vice-President

GUESTS

Scott Morton, Life Scout
James Armstrong, AWWU, Project Manager
Aaron Christie, DOWL HKM, Project Manager

STAFF PRESENT

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

HOMEOWNERS PRESENT

Andy & Karen Higgs
Bill Hauser
John & Myrna Lane
Kenneth & Andrea Morton
José & Leticia Sánchez
Payton Snider
Ryan Watterson

ROLL CALL/DETERMINATION OF A QUORUM

Steve Neff, President, called the meeting to order at 7:02 p.m. A quorum of at least five was present.

ADOPTION OF THE MINUTES

Motion: To adopt the minutes of November 20, 2012
By: Brian Collier (via email in Dec 2012)
Second: Andy Hepola (via email in Dec 2012)
Vote: Majority vote (passed via email in Dec 2012)

TREASURER'S REPORT

January-December 2012 Financial Statements

No financials were available for 2012 as they are with the CPA who will give a compilation of 2012 at February board meeting.

HOMEOWNER'S COMMENTS

Bill Hauser. Mr. Hauser shared his frustration with preschool swim. He feels that more of an effort should be made to make homeowners in the facility aware that young students will be coming into the pool area. For instance; 1) 10-minute in-person warning on the morning of the swims which occur every other Friday in winter and every Friday in summer, and 2) sign posted at front desk prior to the 9:00 arrival of office staff. **Note:** currently the swims are posted on the monthly calendar at the front desk and website. However, office staff at the meeting agreed

that the preschool staff should post the sign at the front desk prior to 9:00 a.m. on swim days and give a 10-minute head's up to anyone in the pool/fitness area.

COMMITTEE REPORTS

Architectural Control Committee

Ron McCallion, ACC Inspector
907.223.3720 ACC contact phone
acc@bayshoreclub.org
January 15, 2013

Mr. McCallion reported that there have been several dog noise complaints in the neighborhood in December and January and in response he has made personal contact with homeowners about their pets. He will be spending part of an upcoming weekend helping a homeowner repair a fence across Admiralty from Central Park. He reported that there has been an incidence of someone in a vehicle being in a certain area of the neighborhood late at night. He has a license plate and has contacted affected neighbors. No laws were broken; neighbors are keeping watch for now.

FACILITY REPORTS

Bayshore Owners Association Operations Report

Susan Jensen, General Manager
907.522.4909 direct office phone
susan@bayshoreclub.org
January 15, 2013

Dumpster Enclosure (Eagle Scout Project)

A new enclosure was built by Eagle Candidate Conor Turpin. You can see it outside the Clubhouse where it has improved the overall looks of the parking area. Conor will be on hand to describe his project and lead in the Pledge of Allegiance at the Annual Meeting of Homeowners in May.



Capital 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
	49,619.33	13,456.78	63,076.11

Projects slated for 2013

	Clubhouse	Preschool	Totals
Pool renovation/upgrade	100,000		100,000
Pool salt conversion	12,000		12,000
Pool <u>interior</u> entrance/exit door	4,000		4,000
Pool <u>exterior</u> 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. A dues increase, if passed, would become effective July 1, 2013. This would be the first increase in five years.

Substitute Certified Pool Operator (CPO)

Our part-time weekend staff, Joe Culver, has received training for pool and spa maintenance. He is covering for Jeff in the early hours each day while Jeff Johnson, Maintenance, is out of state in January.

Resolution Point

Neighbors have been kept abreast of news regarding the re-plat of Resolution Point Subdivision that will soon connect Bayshore and Resolution through the extension of Chiniak Bay Drive. 350 neighbors receive emails about news such as Resolution Point. 100 neighbors received information through the mail inviting them to upcoming informational meeting on January 23 at 7:00 p.m. at Bayshore Clubhouse.

Resolution Point Platting Hearing (Wed Feb 6)

Neighbors were notified on at least two occasions that they may want to add their input regarding Resolution Point to the Platting Board. If they have a concern about the Resolution project they must attend the meeting for the Platting Board to consider their concerns.

Spring Board Meetings (1st Mtg Tue Jan 15)

Neighbors were notified by email on January 14 about upcoming board meetings scheduled for

January, February, March, and April, 2013, at 7:00 p.m. at Bayshore Clubhouse, followed by Annual Meeting of Homeowners on Monday, May 6, at 6:30 p.m. This spring we will continue to discuss the capital projects list and dues increase. An increase, if passed, would be effective July 1, 2013. The last increase was five years ago for \$10. The amount of an increase has not yet been determined. Your input and participation is welcomed and encouraged.

[Board meeting minutes 2007 to present](#)

Spring Bayshore-Klatt Community Council Meetings (1st Mtg Feb 7)

Neighbors have been invited to attend BKCC meetings on the first Thursday of each month February, March, and April, at Bayshore Clubhouse, at 7:00 p.m. They will gain up-to-date information about our community. This meeting is frequently attended by Assembly and Legislative members or their representatives.

Visit our website any time for our calendar at www.bayshoreclub.org

Updates are also made on Facebook at www.facebook.com/bayshoreclub

("Like" us to get notifications)

New Year's Eve Family Events

Neighbors have been contacting the Clubhouse to say how much they enjoyed family events this year on New Year's Eve. Three separate events were available for homeowners to enjoy:

- 1) 3:00 – 5:00 pm Sledding hill and hot dog roast
- 2) 6:00 – Midnight Extended hours family swim
- 3) 7:00 – Midnight NYE Party with appetizers, BYOB, DJ, and midnight champagne toast

Bayshore Owners Association Maintenance Report

Jeff Johnson, Maintenance Supervisor

907.522.4914 direct phone

jeff@bayshoreclub.org

January 15, 2013

No report, out-of-state.

Bayshore Early Learning Center

Pamela Wright, M.Ed., Administrator

907.522.4907 direct phone

pam@bayshoreclub.org

January 15, 2013

Before-After Program (Butterflies K-1)

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

Full-Day Preschool Program (Dragonflies Age 3)

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

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

- The Pre-Kindergarten Grasshopper classroom currently has 18 students enrolled (2 open positions)

Program updates

Staff:

- Staff will participate in conference later this month with Anchorage Association for the Education of Young Children.

Parent Council Update:

- The Parent Council had a very successful "Annual Holiday Extravaganza" on Wednesday, Dec. 5, 2012. They also had a fundraiser, "Parent's Night Out" which gave parent the option to leave their children overnight at the Clubhouse with volunteers. The kids had a great time and parents were very appreciative.

Parent/ Teacher Conferences:

- Spring Conferences are scheduled for April 10 and 11.

Swimming Fun

- Children continue to enjoy swimming every other Friday. Parents appreciate the option of being able to enroll their children in "pull-out" swim lessons on Tuesday and Thursday afternoons.

Bayshore Owners Association Event Report

Cherie Olson, Event Coordinator

907.522.4910 direct phone

cherie@bayshoreclub.org

January 15, 2013

These last several weeks have been the busiest ever; we're booking up rapidly! Companies continue to reserve the best dates for next year's holidays nearly a year ahead; by now our "regulars" know to reserve while the dates are still available!

Our revised contracts are being printed now with increased rates. What we provide in amenities is well worth the extra fee being charged. Discounts will still be available occasionally, depending on the dates and hours. We will see continued success.

I'm enthusiastic about the upcoming wedding show January 20 being held at the Dena'ina Convention Center. It should be fabulous!

2013 is looking to be a great year for events!

Note from General Manager

2012 Event Room Income \$164,000

2013-14 Pre-Booked Reservations \$80,000

OLD BUSINESS

Water Upgrade Update

James Armstrong, AWWU Project Manager

Aaron Christie, DOWL HKM Project Manager

Anchorage Water and Wastewater Utility has been working towards upgrading AWWU water lines in Bayshore. The water lines were primarily installed between 1961 and 1983 and there have been a high number of leaks and breaks in recent years. Over the past two summers AWWU has conducted field investigations of the system to determine how to best upgrade pipes to provide safe and efficient water service to the area.

Mr. Armstrong and Mr. Christie gave updated information about the project at the board meeting. Work will go out for bid in February and construction will likely begin in April 2013. There will be some water disruptions to affected areas. For more information please see Appendix A (below).

NEW BUSINESS

Eagle Scout Project

Scott Morton, Life Scout, presented an Eagle Scout project proposal to the Board of Directors. He described a need for a new bicycle rack, showing the design and estimated cost. The Board of Directors is in consensus for Scott to move forward with a project for two bicycle racks. Bayshore will cover the cost of materials.

Resolution Pointe

The platting hearing slated for January 2 was postponed to February 6. A meeting is scheduled at Bayshore Clubhouse on January 23 at 7:00 p.m. for Bayshore neighbors and Resolution Pointe neighbors to meet with Ken Ayers, who represents developer Hickel Investments. Mr. Ayers will answer questions about the proposed development.

MEETING ADJOURNED at 8:30 p.m.

Respectfully Submitted,

Michael Stahl, Secretary

Appendix A
Bayshore Subdivision Water Upgrade Project



Bayshore Subdivision Water Upgrade Project

Schedule & FAQ's

PROJECT SCHEDULE

Phase 1 Design	Complete
Phase 2 Design	February 2013
Construction	Spring and Summer 2013

Frequently Asked Questions

Temporary Water

Will I be out of water for more than six hours?

No. For any disruption in service that may exceed six hours, the contractor is required to provide temporary water service to Utility customers.

During temporary water shutdowns, will the entire construction area be without water?

No.

If our house is outside the study area, will we be affected by any of the nearby temporary water shutdowns?

Depending on the placement of existing water valves, your house could be affected by a temporary water shutdown. You will be notified in advance of any temporary water outage.

How is the temporary water system set up?

A temporary water service is a network of pipes set up by the contractor to bring water in from outside the construction area. These pipes allow the Utility to maintain water service to customers while the contractor is working on the main lines.

The temporary water system will usually draw water from a nearby hydrant and run above ground to connect to your home through your outdoor hose bib.



A photo of a temporary water service line extending from an on street fire hydrant through subdivision yards to neighborhood homes.



A temporary water line connected to a home through a hose bib.



Anchorage Water & Wastewater Utility

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DOWL HKM

Temporary Water

Does the contractor need to meet with the resident of the house?

Yes, the contractor will need to arrange a meeting to schedule a time to replace water shut-off valves, found inside homes.

Also, the contractor needs your permission to gain access to your property to provide you with temporary water through your hose bib.

The contractor will notify residents at least 72 hours in advance of any disruption in water service that results from their construction work. They will need access to your property through your front yard or back yard—depending on the location of your hose bib—and inside your home to replace the water shut-off valve.

Does the contractor need to access the interior of your house?

Yes. The contractor will need to locate your home's water shut-off valve, which is usually located in your crawl space. The plan is to replace all shut-off valves. The cost to replace shut-off valves is paid for by the Utility.

Will I notice a difference in my water quality while being hooked up to temporary water service?

You could experience some brown/orange colored water when the water valve is turned on or off or being flushed. The water pressure will likely be affected during periods of high usage, typically ranging from 6 a.m. to 8 a.m., and 6 p.m. to 8 p.m.

How long can we expect to be hooked up to a temporary water service?

The plan is for 30 days or less. Contractors will keep homeowners up to date with specific information on door hangers.



Anchorage Water
& Wastewater Utility

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DOWL HKM

Cured-in-Place Pipe

How long has CIPP (Cured-In-Place Pipe) lining been used?

Water mains have been repaired with CIPP lining in Canada, the United Kingdom, and in Hong Kong for 14 years, and it is currently being used throughout the United States. CIPP lining has been successfully used in a number of projects in Anchorage over the last four years.

What is the CIPP material made of?

The CIPP is a mesh-like material similar to a fire hose, with a waterproof liner on the inside. The liner is inserted into the water main by pulling it through with a “host” pipe. Once in place, the contractor uses hot water and pressure to force the liner to adhere to the inside of the pipe. The liner becomes the new inside wall of the pipe. All resins and lining materials used in the “CIPP process” are NSF 61 approved, which ensures all products used are safe for a public water system.

What is resin?

Sometimes called synthetic resin or epoxy resin, it is a thick liquid that will set up and harden into a thick plastic. Resin material and pipe lining material are tested to the same safety standard specifications as other pipe materials (ductile iron, PVC, and cast iron).

How can we be certain the plastic lining in the cast iron pipe won't leak?

After the new liner is installed and hardened, it is pressure tested to 150 psi which is consistent with pressure tests on other water main installations. Pressure tests help confirm leaks are not present.

Will this affect fire flow?

Yes, fire flow will decrease in the area during construction, but not to unserviceable levels.

How thick is the plastic lining that will line the inside of the cast iron pipe?

The cured-in-place pipe material for this application is 5 millimeters (mm) thick.

Is this the “best” option or the “least expensive”?

Both. Cured-in-place pipe allows water mains to be renovated with minimal long-term impacts. This helps to keep costs down and provides a long-term solution for aging water mains.



Excavation and New Pipe

Will driveways be disrupted during the water repairs?

Yes. Impacts will vary but expect increased truck traffic, temporary parking, excavations, and impacts to driveways.

If you are replacing existing metal pipe with plastic, how will the pipes be detected for future repair and excavation?

The new plastic pipe is installed with locator wire and detectable warning tape.

When the repairs and replacements take place, will proper bedding materials be used?

Yes. At all locations where open excavation is occurring and new pipe is installed, the bedding material will be upgraded to current AWWU standards.

Will service lines be replaced?

No. Service lines are not planned for replacement. Service lines will be reconnected from inside the water main's CIPP lining.

If a tree is removed during excavation, will AWWU replace it?

Yes. AWWU will replace removed trees; however replacement trees may be smaller in diameter.

Project Funding

Will there be a cost assessed to homeowners for this water project upon its conclusion?

These project costs will not be assessed to homeowners. Assessments are generally for those homeowners or businesses who elect to bring water and sewer service into their immediate area.

Will my water bill be cheaper when I am on the temporary water service?

No. Billing will continue at usual rates.



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Whom should we contact if we have concerns?

Rachel Steer, Public Involvement Coordinator

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Project Area

