

**BAYSHORE OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
February 19, 2013**

**BOARD MEMBERS PRESENT**

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

**STAFF PRESENT**

Brook Wyatt, Administrative Assistant  
Jeff Johnson, Maintenance Director  
Ron McCallion, ACC Inspector

**HOMEOWNERS PRESENT**

Bob Roesler  
Karel Hauser

**GUESTS**

Darcy Carney, CPA, Carney Consulting

**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 January 15, 2013, with minor revisions  
*By:* Andy Hepola  
*Second:* Michael Stahl  
*Vote:* Unanimous vote

**TREASURER'S REPORT**

***January-December 2012 Financial Statements***

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

*Comments*

Michael Stahl, Board Secretary, asked Ms. Carney if it is time for a full audit. Ms. Carney does not recommend a full audit, stating that it would be an unneeded expense for Bayshore, and that the quarterly financial reports provided by Carney Consulting Group are sufficient and provide the needed transparency.

**HOMEOWNER'S COMMENTS**

*None.*

## COMMITTEE REPORTS

### **Architectural Control Committee**

Ron McCallion, ACC Inspector  
[acc@bayshoreclub.org](mailto:acc@bayshoreclub.org) | 907.223.3720  
February 19, 2013

Mr. McCallion reported that there have been several dog noise and loose dog complaints in the neighborhood in January and February and in response he has made personal contact with homeowners about their pets, and with Animal Control. By law, all dogs must be tagged and registered, and secured on private property. A homeowner provided Mr. McCallion with video documentation of dogs being let out and barking at 4:30 a.m. [Municipal regulation](#) states,

*No owner or custodian of a dog or cat shall permit it to make chronic animal noise. Chronic animal noise means repeated vocalization by an animal for more than seven consecutive minutes during the day (7:00 a.m. – 10:00 p.m.) and more than five consecutive minutes during the night (10:00 p.m. – 7:00 a.m.).*

A complaint about discarded furniture being moved around a property has been resolved. Trash being left outside on Sleeping Lady Lane continues to be an ongoing issue which Mr. McCallion is working on with the homeowner. A broken fence near the Clubhouse has still not been fixed. Mr. McCallion offered to personally assist in physically repairing the fence. The homeowner has neither responded to him nor fixed the fence; therefore the ACC sent a letter. Continued non-response may result in a monthly fine until the fence is repaired.

### **Bayshore-Klatt Community Council**

Brian Collier, BOA Board Director  
February 19, 2013

Bayshore-Klatt Community Council (BKCC) meets on the first Thursdays, 7:00 p.m. at Bayshore Clubhouse for February, March, and April 2013. Mr. Collier, BOA Board Director, reported a high turnout at the latest meeting. The main topic discussed was a proposed cell tower from AT&T to be built behind the Southport Fire Station. Members of the Assembly and State Legislature, including Senator Lesil McGuire, were able to attend via polycom. Link to BKCC February [Agenda](#)

## FACILITY REPORTS

### **Bayshore Owners Association Operations Report**

Susan Jensen, General Manager  
[susan@bayshoreclub.org](mailto:susan@bayshoreclub.org) | 907.522.4909  
February 19, 2013

#### **Resolution Pointe**

Neighbors have been kept abreast of news regarding the re-plat of Resolution Pointe Subdivision that will soon connect Bayshore and Resolution through the extension of Chiniak Bay Drive. A meeting was held on January 23 at 7:00 p.m. at Bayshore Clubhouse for Bayshore neighbors and Resolution Pointe neighbors. Ken Ayers, representative for petitioner Hickel Investments, was on hand to answer questions about the upcoming development.

## Questions and Answers from Resolution Pointe Meeting on January 23, 2013

Phase 1 is hoped to be completed this year.

Phase 2 through 4 depends on market demand. If, for instance, 30 lots/homes are sold in Phase 1 in 2013, they may push through on Phase 2 sooner than later. However, overall the project will probably come to completion in six to eight years.

Pedestrian trails will connect to/from Resolution/Bayshore. There is a 40 foot Coastal Trail easement in case that ever comes to exist. There is an undeveloped 20 foot pedestrian access to the bluff for able-bodied persons.

Under the current proposition, the northern half of Chiniak Bay will have sidewalks and lighting during Phase 1 with interim emergency access standard wrap-surface 24' wide roadway on the southern half. Then, during Phase 2 the whole new section of Chiniak will be up to full urban standards. The developer has agreed to put in a soft dirt trail to the side of the emergency access portion for pedestrians. The developer must maintain the emergency access road including snow plowing.

Some neighbors have expressed a desire that the whole new part of Chiniak have lighting during Phase 1 and will be testifying to the Platting Board about that concern. Mr. Ayers said that it is too expensive to put in the whole road up to urban standards during Phase 1.

The reason the platting hearing was delayed from January 2 was because two members of the Platting Board were absent and another two recused themselves due to perceived conflicts of interest. This caused a "short-board." The conflict issues have been resolved and the hearing should move forward on February 6.

Construction will mainly come through Pointe Resolution Drive. Neighbors from Resolution expressed concern over the huge impact construction will have when it occurs over a six to eight year period. They can contact Hickel Investments (property owner) or the Municipality of Anchorage (permitting agent) regarding concerns if the contractors during the construction phase.

Some neighbors asked about reducing the amount of homes in the new subdivision from 101 to 75 as in the original plat. Mr. Ayers said this will not happen. He said the plat with 101 homes more than adequately meets building standards and is far below the maximum home per acre under Municipal Code. They plan about three homes per acre as opposed to six which is allowed. They want to blend in with the surrounding area in size.

Resolution neighbors asked about whether there would be a minimum size of home. Their current minimum required is 3,000 square feet. Mr. Ayers thought the minimum in the new area would be 2,800 square feet, but this was unconfirmed.

Some people thought the layout of Chiniak looked like a "racetrack." They wondered what could be done to slow traffic in a realistic way. Mr. Ayers said that traffic calming would be something they plan in conjunction with the Municipal Traffic Department during final design prior to construction. They estimate 8.2 trips per household per day in the new subdivision. This does not include current Bayshore and Resolution neighbors that will use Chiniak Bay Drive.

Neighbors expressed concern about overcrowding of Bayshore Elementary and Mears Junior High. However, that is something that the Anchorage School District has its own plans for and is the responsible agent.

During construction, water from the project will be collected down the bluff in a retention basin.

The plat is a design concept that will continue to be refined as it moves towards construction. They have made sure to meet all Municipal codes and will continue to work with various Municipal departments for approval prior to construction.

#### Platting Hearing February 6

Nine people testified. Susan Jensen, General Manager for Bayshore testified on behalf of Bayshore Owners Association about the need for full lighting on the Chiniak Bay extension during Phase One of the four-phase subdivision. Three Bayshore neighbors testified, including Kari Miles, Vice-President for the Board of Directors. Five neighbors from Resolution Pointe testified. Concerns shared included increased traffic, road design, lighting, too many lots, and overly crowded schools. The Platting Board approved the plat to move forward with no additional requirements beyond those already listed by the MOA Planning Department.

#### *Comments*

Kari Miles, Vice President, expressed gratitude to Ms. Jensen for coordinating the meeting on January 23, opening communication with Resolution Pointe Neighbors, and lobbying for greenbelt and bluff access, which were both gained on the revised plat which the Platting Board approved.

Brian Collier said Kari Miles did a good job when she spoke at the Platting Board hearing.

#### **Spring Board Meetings**

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 is slated for 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.

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

Jeff Johnson, Maintenance Supervisor

[jeff@bayshoreclub.org](mailto:jeff@bayshoreclub.org) | 907.522.4914

January 15, 2013

#### **Emergency Lights**

Six back-up batteries were no longer functioning and were replaced. Also, one emergency light fixture covering the dance floor area was no longer working and was replaced with a new one.

#### **Event Tables and Chairs**

Six and eight foot event tables continue to be repaired on a regular basis, as do white folding chairs used for weddings.

### **Pool Renovation**

I have been corresponding with Chester Pool via email regarding stainless steel deck drain and cap pieces.

### **Universal Machine**

Several flat pads and six round pads have been replaced on the white universal machine in the exercise room.

### **Exercise Room Lights**

Eight light fixtures (\$800) for the fitness room have been ordered from Brown's Electric. Brown's will deliver them and Rising Son Electric (who did our pool area lighting) will install the lights. Their quote was the lowest at \$1412.

#### *Comments*

Kari Miles, Vice President, asked if it would be possible to not shut down the exercise room (to work on the light fixtures) when the pool is shut down. Mr. Johnson said yes, the exercise room and the pool will not be closed at the same time.

### **Men's Showers**

Two quotes have been received for retrofitting the shower head and handles to a metering style to save water consumption. Contractors are Klebs Mechanical and Pinnacle Mechanical. The one from Pinnacle is incomplete and will be updated soon. The one from Klebs includes stops, meters, showerheads, a recirculation line. A different contractor will be needed to replace tiles in the shower room after new shower heads and control stops have been installed.

#### *Comments*

Mr. Johnson explained that a metering style would allow the water to run for two minutes, and thus cut down on excess water used, loss of hot water, and the water utility bill. Kari Miles, Board Vice President, asked if a new water recirculation line will affect the temperature. Mr. Johnson said the recirculation line would improve the speed it takes for hot water to arrive and keep it at a more stable temperature than the existing mixing valve alone does. Currently the mixing valve keeps the water at 101 degrees, or, when adjusted to a little warmer, too hot.

Mark Bass, Director, expressed a concern about when the pipes in the water circulation line reach ten years. He has seen copper pipes in recirculation lines weaken over time because of use, pump pressure, and/or water chemistry.

Michael Stahl, Board Secretary, asked about the possibility of an on-demand heater. Mr. Johnson said a small on-demand heater might be able to be placed in the crawl space above the men's showers, but would not recommend it due to the location of the gas lines, and the cost associated with adding a gas line to that location.

Steve Neff asked what the time frame for this work would be. Mr. Johnson said it would take place when the pool liner is being replaced in March/April of this year.

Mr. Bass and Mr. Collier asked if the plumbing will be replaced with copper or pex piping. Mr. Johnson said he would talk to Klebs about going with pex piping and would notify the Board via email.

Kari Miles brought up the question of temperature control. Mr. Johnson advised that was why the current mixer valve was in place.

[Update 2/20/2013: Mr. Johnson spoke to both Klebs and Pinnacle who said they use pex pipes wherever possible. Mr. Johnson advised the board via email.]

### **Underwater Pool Lights**

Chester Pools first reported that they would not be able to connect the new liner to the stainless steel niches around the existing underwater pool lights (which were installed three years ago). However, after speaking with Chester Pools again, they said they could marry-up the liner to the existing niches, but there would be risks. Replacing the niches would involve excavating and demolishing the concrete from the top down to the niche. A demolition contractor, Alpine Concrete Cutting, gave an estimate of \$1700 for demolition only. Clean-up and excavating by them would be an additional \$1400.

#### *Comments*

With the new information from Chester pools, Mr. Johnson recommends keeping the old niches until a problem arises and then replace them if it is needed. Steve Neff, Board President, agreed. Michael Stahl, Board Secretary, asked if keeping the existing niches would affect the warranty Chester Pools would give for their work on the liner. Mr. Johnson said he would find out and email the board members.

[Update 2/20/2013: Mr. Johnson spoke to Chester Pools and they said they would not warranty the liner work if we keep the existing niches. He advised the Board via email.]

### **Bayshore Early Learning Center**

Pamela Wright, M.Ed., Administrator

[pam@bayshoreclub.org](mailto:pam@bayshoreclub.org) 907.522.4907

February 19, 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 10 students enrolled (full)

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

- The Pre-Kindergarten Grasshopper classroom currently has 20 students enrolled (full)

### **Program updates**

#### ***Staff***

Anchorage Association for the Education of Young Children (AAEYC) Conference was great. The teachers came back with lots of new information and ideas for the classroom.

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

After helping with the purchase of the table and chairs for our preschool classrooms the Parent Council has engaged in a new project to raise funds to improve our playground.

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

Spring Conferences are scheduled for April 10 and 11.

### ***Chairs and Table Update***

New tables and chairs have been paid for in part by donations from the Parent Council. However, the order has been delayed until the middle of March due to the company having to backorder the legs for the tables.

### ***NAEYC Accreditation***

Bayshore Early Learning Center is one of five NAEYC accredited programs in Anchorage; however, it is the ONLY one that is open to the public. All other programs are reserved for employee or other defined groups.

### ***Comments***

Brook Wyatt, Administrative Assistant, spoke briefly about how the staff enjoyed the AAEYC conference. During the conference Ms. Wright spoke to other preschool administrators about NAEYC accreditation.

### **Bayshore Owners Association Event Report**

Cherie Olson, Event Coordinator

[cherie@bayshoreclub.org](mailto:cherie@bayshoreclub.org) | 907.522-4910

February 19, 2013

The wedding expo at the Dena'ina Civic Center proved to be very successful. I met many couples who were interested in booking, and even signed contracts on the spot. The week following the show was very busy, too!

What was also exhilarating was hearing other vendors rave about our venue! DJ's and florists were telling me that many of their clients had already booked with Bayshore Clubhouse, so this was good news. It's wonderful to promote each other whenever we can. Brochures and business cards are always freely given to fellow vendors at these shows. Most of us support the other's businesses and promote whenever possible.

I am looking forward to more bookings as winter turns to spring!

### **Note from General Manager**

2012 Event Room Income \$164,000

2013 Event Room Reservations and booking fees \$88,050

2014 Event Room Reservations \$2,450

### ***Comments***

Ms. Wyatt testified of the high number of bookings that have come because of the wedding expo.

## **OLD BUSINESS**

### ***Dues Increase***

Mr. Neff proposed an executive meeting to take place after the next board meeting for the purpose of discussing a dues increase. Mr. Stahl commented that he would like to see the amount of the increase go directly into a capital improvement account. Mr. Collier would like to see three separate financial reports: homeowner/events, preschool, and capital improvements.

## **NEW BUSINESS**

### ***Garden for Marathon Circle***

Bob Roesler asked the board for permission to build a small, eight foot by eight foot garden in the Bayshore greenbelt near his Marathon Circle home. There is currently a flowerbed there, which has been maintained by his family and their neighbors and has done well cultivating more weeds than flowers. He would like to replace that flowerbed with a small garden to help his children, ages six and eight, and neighborhood children learn about gardening. The Board agreed to Mr. Roesler's proposal with the stipulation that the neighbors on the common greenbelt grant Mr. Roesler their permission.

### ***Comments***

Ms. Miles and Mr. Collier expressed interest in having a fenced community garden in Tract F.

### ***Clubhouse Security***

Mr. Collier asked if there was a contingency plan for securing the building. Currently the Clubhouse opens at 5:00 a.m. in the weekdays and the office opens later at 9:00 a.m. Between those hours, people who use the facilities are on an honor code system for signing in, paying guest fees, and taking and returning keys. Mr. Naviwala suggested having an employee here between those hours to check people in and out, such as is done downstairs during events. Mr. Stahl suggested an access control system, and Mr. Hepola suggested photo IDs be issued again. Mr. Neff said research and numbers were needed for a further discussion on an access control system

**MEETING ADJOURNED at 8:27 p.m.**

Respectfully Submitted,

Michael Stahl, Secretary