

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

**BOARD MEMBERS PRESENT**

Kari Miles, Vice-President  
Mark Bass, Director  
Brian Collier, Director  
Andy Hepola, Director

**STAFF PRESENT**

Susan Jensen, General Manager  
Pamela Wright, BELC Administrator  
Brook Wyatt, Administrative Assistant  
Jeff Johnson, Maintenance Director

**BOARD MEMBERS ABSENT**

Steve Neff, President  
Michael Stahl, Secretary  
Mohammed Nawiwala, Treasurer

**HOMEOWNERS PRESENT**

LC Smette  
Tim Anderson  
Krystal Kompkoff  
Ken Morton  
Mike Mihalka  
Cathy Girard

**GUESTS**

Dmitri Kompkoff-Anderson, Life Scout  
Jake Kronberg

**ROLL CALL/DETERMINATION OF A QUORUM**

Kari Miles, Vice President, called the meeting to order at 7:05 p.m. A quorum of at least five was not present.

**ADOPTION OF THE MINUTES**

*Motion:* To adopt the minutes of February 15, 2013, with minor revisions

*By:*

*Second:*

*Vote:* *Quorum was not present.*

**TREASURER'S REPORT**

***January-February 2013 Financial Statements***

Susan Jensen, General Manager, presented the financial positions for the first two months of 2013. Detailed financial statements are available at Association office for homeowner review.

**HOMEOWNER'S COMMENTS**

LC Smette requested that coffee availability be extended for everyone during Clubhouse business hours as opposed to the current cutoff at 11:00 a.m.

Cathy Girard thanked the Board for doing what they do month-to-month to take care of the community.

Dmitri Kompkoff-Anderson, Life Scout, is working on an Eagle Scout Project. He proposes to clean the fallen wood around the boardwalk and the woods, with adults cutting wood using

chainsaws and Scouts would haul the wood. All will be given safety meetings prior to working. The estimated cost is \$120 for seven loads of wood and three loads of trash. Wood would be taken to a wood lot, and he estimates the time it would take is two days.

*Comments: Brian Collier, Director, asked if Dmitri had a map of the area. Kari Miles, Vice President, suggested talking to Tate Miles, an Eagle Scout, who has maps of the area. The Board would like Dmitri to discuss the scope and timing of the project with Susan Jensen, General Manager, and then see a map of the planned project area at the next Board Meeting.*

## **COMMITTEE REPORTS**

None.

## **FACILITY REPORTS**

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

Susan Jensen, General Manager

[susan@bayshoreclub.org](mailto:susan@bayshoreclub.org) | 907.522.4909

March 19, 2013

### **Anchorage Chamber of Commerce Legislative Visit**

In February I traveled to Juneau with the Chamber's Legislative Committee and fellow Chamber board members. The Chamber hosted a reception and all legislators were invited to attend. Over the course of two days I met with individual members of the legislature, along with Governor Parnell. I had many opportunities to talk about Bayshore Clubhouse, the homeowner association, and our nationally accredited early learning center. No Bayshore funds were used for the trip.

### **Cell Phone Tower**

There has been an initial inquiry from Bayshore-Klatt Community Council about whether we are interested in housing a cell phone tower on Track F. There has been opposition to the currently proposed location near the Southport Fire Station. I will keep you posted as information becomes available.

### **Community Garden**

There has been some initial talk about hosting a community garden on Tract F. We should form a committee of interested community members.

### **Swimming Pool**

Work has commenced on the swimming pool! The workers estimate three weeks of work. Conversion to salt water will occur after Chester has completed their portion. The project is fully funded from cash savings.

Materials arrived for Chester Pools last week and Jeff Johnson unloaded them from the trailer (image below).



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

Jeff Johnson, Maintenance Supervisor  
[jeff@bayshoreclub.org](mailto:jeff@bayshoreclub.org) | 907.522.4914  
January 15, 2013

#### **Pool Renovation**

Things are progressing well. Two large boxes from Chester Pools came last week, and one more is on the way. We rented a forklift from Bailey's Rent-All to unload the boxes. The window for overall work to be completed is six weeks. Chester Pools estimates their work will be completed in three weeks.

Three of the four underwater pool lights were salvaged.

Renovation in the men's showers is also underway as us the addition of the recirculation line to keep water at a steady temperature. When completed, the men's showers will have metered type device which will prevent water from running longer than needed and save on our water and heating bills. The recirculation line will allow hot water to reach both the men's and women's showers faster. Pex piping will be used in the place of copper piping.

One issue separate from what is going on with the pool now is converting to a salt system. I had TMI resubmit their proposal because the original bid was over a year old. I am not familiar with salt systems. There is an open for them to install it. We will need a licensed electrician to run a dedicated circuit to the control boxes; one of the control boxes is 20A 230 and we don't have that. We will find out what the cost is for them to install the salt system. I don't think there is time to have it done while Chester Pools is here. There are going to be adjustments to get used to, and a new system to learn. I don't know how soon the salt system will be in. I took photos of our control room to emailed them to TMI. They didn't see any major issues to stop us from installing the salt system ourselves.

*Comments: Ms. Miles asked if it would be possible to complete it all within the six weeks slated for the pool being closed. Mr. Johnson said he has a few questions for TMI before*

*purchasing their equipment. Mark Bass, Director, asked if they delineated a hole for the tank. Mr. Johnson answered no, there may be no need for demo, but instead a small cut to provide for the distilling chamber itself, which is very small to what was previously anticipated.*

#### **BELC Licensing Requirements**

Municipality regulations do not allow little kids to use the same bathroom as big kids. As such, big kids use the main upstairs restrooms. In order to stay in compliance, water must stay within a set temperature range, which means that new faucets are needed in the upstairs restrooms in addition to a mixer valve. One mixer valve will take care of both bathrooms. A bid is pending for the work, and if it is for less than \$1000 I will just get it taken care of. Because it is a safety issue, the municipal inspector will be coming back at any time. The preschool has a digital thermometer available to them to monitor water temperatures and ensure we stay in compliance.

#### **Bayshore Early Learning Center**

Pamela Wright, M.Ed., Administrator

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

March 19, 2013

#### **Enrollment**

##### ***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 opening)

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

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

#### **Program updates**

##### ***Staff: Change in Administration***

First of all I want to say thank-you to the Board, Susan, and all the Staff at Bayshore for the opportunity to serve BELC as Administrator. I have enjoyed my time here as well as the opportunity to work with all of you. Working with the Bayshore Board of Directors has been a great experience for me. You have made it possible for BELC to make some much needed changes that have brought quality to the lives of the children we serve, especially through the Accreditation process. Without your backing this would not have been possible. So thanks for all you do for the learning center

The reason for my leaving this position is that my husband is being relocated to Iowa. As a pastor my husband agreed to come to Alaska 13 years ago to help the Church of God in a missionary capacity and is now being relocated to Clarinda, Iowa to help with a struggling work there. My plan is to continue working with young children within the community of Clarinda. Thanks again for the opportunity to work for BELC.

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

Parent Council is working on a project using the old chairs from our preschool classroom by making them into plant holders. The children will participate in planting flowers in them and then selling them for \$50 each to help raise money for our playground

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

Spring Conferences are scheduled for April 10<sup>th</sup> and 11<sup>th</sup>.

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

Table and chairs are in and the classrooms look beautiful. Everyone is very excited, children, parents and staff. We want to thank the board for approving funds to purchase them. We also want to also thank the parent council for raising the additional funds to make it all possible

### ***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.

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

Cherie Olson, Event Coordinator

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

March 19, 2013

Spring is just around the corner (we hope)! I am looking forward to the snow being gone so brides can easily see our lovely outdoor area for summer wedding ceremonies, when the grass again will be green.

We've had many requests for April; of course, there is the pool project going on during that time period. On the bright side, some people are flexible in their dates and considering other months for their special day.

It is always a pleasure showing all the amenities that we provide. Brides, especially, love our party lights and ask if they are available year around. It's great to have a venue we can be so proud to show!

### **Note from General Manager**

2012 Event Room Income \$164,000

2013 Event Room Reservations and booking fees as of 3/12/2013 \$101,600

2013 Event Room Reservations and booking fees as of last month \$88,050

2014 Event Room Reservations as of 3/12/2013 \$8,950

2014 Event Room Reservations as of last month \$2,450

**OLD BUSINESS**

*Dues Increase continued discussion.*

**NEW BUSINESS**

*None.*

**MEETING ADJOURNED at 8:00 p.m.**

Respectfully Submitted,

Michael Stahl, Secretary

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