

**BAYSHORE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 17, 2013**

BOARD MEMBERS PRESENT (7)

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

BOARD MEMBERS ABSENT

None

STAFF PRESENT (4)

Susan Jensen, General Manager
Brook Wyatt, Administrative Assistant
Ron McCallion, ACC Inspector
Jeff Johnson, Maintenance Supervisor

GUESTS (5)

Edward Pinchbeck, Boy Scout
Frank Pinchbeck
Robert Gellingham (guest of Sullivan)
Dennis Whitesell (guest of Bartlett)
Cameron Page (guest of Runkels)

HOMEOWNERS PRESENT (19)

Daniel & Jacqueline Runkel
Roy & Toby Sursa
Katrina Campbell
Jason & Jeanine Moorman
Jennifer Sullivan
Margaret Oswald
Terrilee Bartlett
Karen Johnson
Joe & Melissa Bell
Rob Rogers
Alex Boyd
Jose Sanchez
Dieter Wuerth
Stefanie Armstrong
Tim Anderson

ROLL CALL/DETERMINATION OF A QUORUM

Michael Stahl, President, called the meeting to order at 7:10 p.m. A quorum of at least five was present.

ADOPTION OF THE MINUTES

Motion: To adopt the minutes of August 20, 2013
By: *Michael Burke*
Second: *Andy Hepola*
Vote: *All present in favor (passed)*

TREASURER'S REPORT

January through Aug 2013 Financials

Susan Jensen, Bayshore General Manager, presented financial documents for review. Detailed financial statements are available at Association office for homeowner review.

HOMEOWNER'S COMMENTS

Boy Scout Edward Pinchbeck presented a plan to do an Eagle Scout project in favor of Bayshore Owners Association, specifically construction of two picnic tables to be located near the playground used by Bayshore Early Learning Center. He hopes to complete the project by the end of October 2013.

Motion: To approve project with provision that design is approved by Jeff Johnson, Bayshore Maintenance Supervisor.

By: *Michael Burke*

Second: *Mark Bass*

Vote: *All present in favor (passed)*

Comments: Kari Miles suggested Edward email or contact Jeff Johnson, Maintenance, with design specifications. She also thought he may need to do additional sanding or other work if the tables are available to preschool-age children. Jeff Johnson noted that the current picnic tables have been refurbished many times. Ms. Miles also suggested that in the future scouts meet with a Board Member prior to attending a meeting with proposal to ensure the scout brings all information the Board needs to make a decision.

Jackie Runkel suggested that the pool be a little warmer.

Comments: Jeff Johnson noted that the pool temperature has been a steady 84 degrees since the pool was filled in May. He said there is a temperature differential of one degree and that he keeps the temperature at 85 in the control room. Fresh water flows in when the pool sensors feel the water level is low. The fresh water is cool and if anyone is near the edge of the pool when it flows in it will be cold. He suggested moving to the center of the pool if that happens. He also said he can make the pool temperature one degree higher.

COMMITTEE REPORTS

Architectural Control Committee

Ron McCallion, ACC Inspector

acc@bayshoreclub.org | 907.223.3720

September 17, 2013

No written report from Mr. McCallion

Dave Streit, long time ACC member reported on the ACC meeting that took place on Wednesday, August 28, 2013

On August 28, 2013, Ron McCallion (ACC Inspector), Mike Burke, Karen Johnson and I met at the clubhouse for about an hour. Mohammed Naviwala was unable to attend. We completed introductions and theorized the scope of the ACC would/could be during our tenure (CCR, Bylaws, complaints (reports), guideline clarification, etc) giving Karen some insight to the ACC. Also, we discussed briefly the meeting schedule. Currently Thursday's appear to be the night. I would suggest the calendar reflect April - Sept twice a month (second / last Thursday). Oct - March once a

month (second Thursday) or as needed. Maybe, more to follow on that subject as others step forward to serve on the ACC.

Recommend the following to the Board:

1. Continue to advertise for volunteers through the month of September (sign board, web site, club house walk in).
2. Karen Johnson's name be forwarded to the Board for consideration /concurrence as an ACC member.
3. Mike and Mohammed serve as the two Board of Directors AC-committee members

Motion: To appoint Karen Johnson, Michael Burke, and Mohammed Nawiwala to Architectural Control Committee.

By: *Kari Miles*

Second: *Brian Collier*

Vote: *All present in favor (passed)*

FACILITY REPORTS

Bayshore Owners Association Operations Report

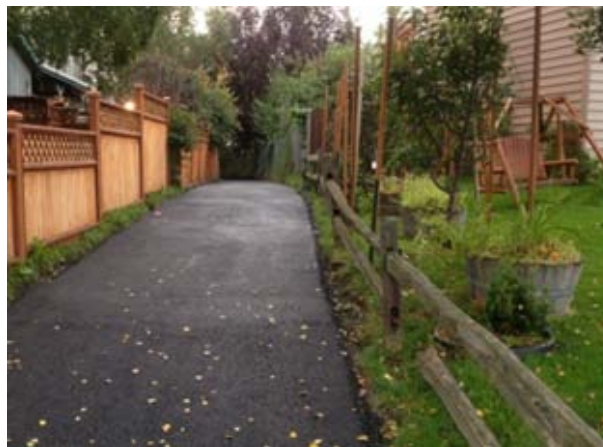
Susan Jensen, General Manager

susan@bayshoreclub.org | 907.522.4909

September 17, 2013

Renovation of walking path from Amber Bay to Bayshore Elementary

The walking path renovation is complete. Board members wanted the project to be closer to Municipal standards. This caused bids to be higher than the \$5,000 estimate on the project board. 1-800-Asphalt completed the work for \$6,437. Other contractors came in at or around \$8,500. The pathway came out beautiful as seen below.



Free firewood thanks to Boy Scout

Dmitri Kompkoff-Anderson, of Troop 176, has been working to complete an Eagle Scout project to remove fallen or dead trees within 10 to 15 feet of the Bayshore boardwalk area. He has made free

firewood available to homeowners wishing to collect cut wood from around the boardwalk this week. He will take uncollected wood away from area next week. Thank you Dmitri!



Resolution Pointe Subdivision construction

Resolution Pointe is immediately adjacent to Bayshore to the west side of the Association. Chiniak Bay Drive is being extended into Resolution Pointe and will connect Bayshore and Resolution. Bayshore residents will be able to exit Bayshore via Chiniak to 100th Avenue and Resolution Pointe residents will be able to exit Resolution through Bayshore. The road is slated for public use early next year.

As of July 29, 2013, trucks started taking soil in and out of Resolution. According to Doug Gagnon, Superintendent with Mass Excavation, this will continue on and off through October of this year. Residents who have questions or comments regarding truck routing and safety can contact Mr. Gagnon at 907-433-9263.

AWWU with DOWL HKM

This spring AWWU repaired a few damaged manholes in the greenbelt near Bayshore Lake and Creek. Later in spring they returned to hand grade the disturbed areas and place seeding that is compatible with the environment around the manholes. James Armstrong, MOA's project engineer reported that the restoration is complete. In an email dated September 17, 2013, he said,

The fencing was taken down yesterday and is being removed this week. The fencing was needed to ensure that vegetation was established and thriving. Over the summer I made several site visits and found that the root mat had not stabilized the soils enough to allow foot traffic on them without causing damage. As of a couple of days ago there were still some touchy spots, but it was good enough for me to get the fencing removed. I will be doing one more site visit to verify that the fence (orange and black) were removed.

Additional work on this portion of the sewer system is not planned for the near future.

Questions and comments may be directed to James Armstrong, AWWU Project Manager, at 907-564-2776 or james.armstrong@awwu.biz

Homeowner events organized by Brook Wyatt, Administrative Assistant
brook@bayshoreclub.org or 907-344-0539

Fall yard sale

Brook Wyatt, Administrative Assistant for Bayshore Owners Association, organized the yard sale that took place on Saturday, September 7, 2013. She reported that the yard sale was a success, but participation was smaller than the spring yard sale.

Family Halloween Carnival

Ms. Wyatt and Karlee Dolphin, Bayshore Early Learning Center preschool teacher, are working together to organizing the Family Halloween Carnival that was a huge success last year! Bayshore residents are encouraged to donate time or materials to this fun family event. Items needed include cakes, cookies, cupcakes, gently used stuffed animals and more.

Holiday Craft Bazaar

Ms. Wyatt is coordinating the annual holiday craft bazaar, now in its fifth year. To reserve a spot in the bazaar, neighbors and outside vendors should contact Brook at the office.

Bayshore Owners Association Maintenance Report

Jeff Johnson, Maintenance Supervisor
jeff@bayshoreclub.org | 907.522.4914
September 17, 2013

Pool

Corrosion Issues: We have been working on corrosion issues in the pool since switching over to the salt system. Grounding issues were improving with various measures we implemented; however, when we hooked up to a certain panel that we must hook up to, we went backwards. I had an electrician hook up the panel just prior to Labor Day weekend and on Tuesday there was noticeable deterioration. So we disconnected from that panel and our readings improved. An electrician will come in later this week to look at the panel. They have a machine that does thermal imaging. We can look at heat levels of individual breaker box switches.

Phosphate levels in the pool: We were excessively high at 8.4 ppm in late August. High levels are caused by things like body lotion, deodorant, hair conditioner, etc. After treating the water with anti-phosphates, levels are now down to 1 ppm. Bottom line is that people must shower thoroughly prior to entering the pool. The showers have been adjusted to get hot after just a few seconds so that is no longer a deterrent to showering.

Flyers are posted at the front desk and pool area that explains about the need for showers.

Spa

The spa needs to be replaced due to code. Eight years ago we installed a residential-rated spa and newer information and codes require commercially-rated spas for our facility. I looked into retrofitting our current spa, but found out that by the time we did all that is required to retro-fit that the cost would be greater than purchasing a new unit.

Testing of spa and how to meet compliance. MOA is requiring the spa to be tested every two hours during hours of operation. This is a challenge to schedule and will require many staff members to share in duties during all open hours. I am looking into whether electronic monitoring for some of the test times is acceptable to MOA. However, in the meantime we must implement monitoring by staff during spa hours of usage.

Comments: Kari Miles asked Susan Jensen to be sure the spa is on a tickler for 2014 budget.

Bayshore Early Learning Center

Colleen Gee, Administrator

colleen@bayshorekids.com 907.522.4909

September 17, 2013

Full-Day Preschool Program (Dragonflies Age 3-4)

The Preschool Dragonfly classroom currently has 9 students enrolled (1 openings)

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

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

Before-After Program (Butterflies Grades K-1)

The Before-After Care currently has 9 students enrolled (1 openings)

Program updates

Staff

With having Amy and Brianne leaving the program, we were in need of hiring a staff to help in the afternoons. I am happy to have filled our part time position. Ruby Wright, a previous employee who had left to go to college, moved back to Alaska and was thrilled with the offer to return to our program.

Parent Council Update

Parent Council will be resuming this month. Parent Council will be looking for new parent members, to join and fill the vacant roles of the board. I'm looking forward to an exciting year and hope to help plan many exciting events.

Program Update

Our Open House was on September 16th. The event was fun with new families joining us to learn more about the program. I had a power point presentation to share. Pizza and salad dinner was provided by Moose's Tooth. They have always generously donated to the center for many of our events. It is greatly appreciated by the families, and staff.

NAEYC Accreditation

Bayshore Early Learning Center is maintaining our accreditation status.

Bayshore Owners Association Event Report

Cherie Olson, Event Coordinator

cherie@bayshoreclub.org | 907.522-4910

September 17, 2013

It's been a good year for bookings! The wedding show yesterday was successful, and there's another show next month to look forward to. The weeks following a wedding show are always filled with excitement as bridal couples continue to contact us regarding favorite dates. We are still booking for this year.

We have recent calls for Celebrations of Life events. Our Chalet Room is a lovely venue for this, and it's good that we can provide such a serene environment for family and friends of the departed.

We have made important improvements to our Chalet Room over the last few years, and this factor has made a difference in bookings! In addition to the purchase of 150 white wedding chairs, we've acquired over 50 burgundy upholstered chairs and several long narrow tables. We've made room for chair racks and have extended the shed.

Bayshore Clubhouse is getting to be one of the most popular venues for weddings and other special functions. Networking with other vendors has helped tremendously in getting the word out to the general public, as well as advertising in the top wedding magazines and websites.

We're looking forward to many more bookings this year and the years that follow!

Note from General Manager

2012 Event Room Income \$164,000

2013 Event Room Reservations and booking fees as of 9/16/2013 \$156,100

2013 Event Room Reservations and booking fees as of 8/20/2013 \$147,350

2013 Event Room Reservations and booking fees as of 6/17/2013 \$125,750

2013 Event Room Reservations and booking fees as of 4/16/2013 \$109,025

2013 Event Room Reservations and booking fees as of 3/13/2013 \$101,600

2014 Event Room Reservations as of 9/16/2013 \$28,900

2014 Event Room Reservations as of 8/20/2013 \$22,400

2014 Event Room Reservations as of 6/17/2013 \$14,075

2014 Event Room Reservations as of 4/16/2013 \$ 9,250

2014 Event Room Reservations as of 3/13/2013 \$ 8,950

OLD BUSINESS

None.

NEW BUSINESS

RV on Amber Bay Loop

A disabled motorhome was towed into the neighborhood in August and is currently located in the driveway of 3241 Amber Bay Loop. Neighbors were present at the meeting to tell the Board of Directors that people are living in the motorhome, that there have been numerous police visits to the motor home in response to what neighbors say are incidences of things like screaming, yelling, howling, fighting and obscenities. These are violation of Bayshore covenants.

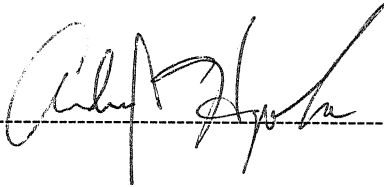
The neighbors in attendance voiced support for legal action to enforce the covenants.

Motion: To authorize legal action to enforce the covenants.
By: Kari Miles
Second: Andy Hepola
Vote: All present in favor (passed)

MEETING ADJOURNED at 8:55 p.m.

Respectfully Submitted,

Andy Hepola, Secretary



A handwritten signature in black ink, appearing to read "Andy Hepola", is written over a horizontal dashed line.