

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

BOARD MEMBERS PRESENT

Michael Stahl, President
Andy Hepola, Secretary
Mohammed Nawiwala, Treasurer
Mark Bass, Director
Brian Collier, Director

BOARD MEMBERS ABSENT

Kari Miles, Vice-President
Michael Burke, Director

STAFF PRESENT

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

HOMEOWNERS PRESENT

None

GUESTS PRESENT

None

ROLL CALL/DETERMINATION OF A QUORUM

Michael Stahl, President, called the meeting to order at 7:12 p.m. A quorum of at least five was present.

ADOPTION OF THE MINUTES

Motion: *To adopt the minutes of October 15, 2013*
By: *Andy Hepola*
Second: *Mark Bass*
Vote: *All present in favor (passed)*

TREASURER'S REPORT

2013 Financials

Darcy Carney, CPA, presented Third Quarter Compilation at November Board Meeting. Detailed financial statements are available at Association office for homeowner review.

HOMEOWNER'S COMMENTS

None.

COMMITTEE REPORTS

Architectural Control Committee

Ron McCallion, ACC Inspector

acc@bayshoreclub.org | 907.223.3720

November 19, 2013

Since our last meeting, the ACC Inspector has been busy. Here is a list of some of the items we have completed and are working on:

Cars/Trucks/boats/RV's on lawns

Loose dogs running around- were not caught, but we have a photo. Rotty mix and lab mix. We believe we know who the owner is.

APD was called for water bombs that were set off at Kachemak Bay Circle. No further incidents.

Complaints called in to ACC and resolved

RV WAS REMOVED!!! Amber Bay Loop ("ABL")

Signage Violation in car window was removed, ABL

Signage violation in RV window removed, ABL

Shed construction, perhaps not to code or completed, ABL & Admiralty

Items left in yard- Removed by homeowner, Amber Bay Circle

2 persons prophesying- they departed Bayshore.

Vehicle on lawn in back yard allowed, back yard not visible from street, Marmot

Snow machine on lawn, removed, Admiralty Bay

Construction/Inspection requests

Shed/Patio approved, Chiniak Bay

Resale Certificate Inspections for homeowners moving out of neighborhood, 2x

Complaints NOT resolved

2 cars on lawn, Perenosa Bay

Two persons in Bayshore soliciting a salad maker- suspicious activity. Unable to locate.

6 Violation letters Written/In progress

Car extending into street, ABL

Two cars on lawn, Chiniak

Truck on street not moved since snowfall, Sleeping Lady Lane

Truck on street not moved since snowfall, ABL

Freezer in front of garage, ABL

Excess vehicles for house in cul-de-sac

Patrolling community on the weekends, notes

A lot of vehicles have license plate or tail lights out.

Numerous vehicles are sliding around the corner at Admiralty Bay and Bayshore.

Most vehicles don't stop when exiting at the intersection of Admiralty Bay and Bayshore.

Observed a possible domestic situation happening, made sure the female arrived safely to her residence.

Vehicle Prowlers observed, White 4-door car. ACC Inspector got the plate and will monitor for this vehicle. They exited the neighborhood when they saw me observing

Numerous properties have exterior lighting that activates very easily, some have none.

Two foot prowlers came into Bayshore but when they realized they were being watched- they took off through the pathway to the Bayshore School and left the area. Description; Two White Males - one on a bike, one on a longboard.

Crime Reports

2 Vandalism's: 3500 block of Kachemak Cir & 3600 block of Amber Bay Loop.
2 Thefts: 3200 block of Amber Bay Loop and 3600 block of Amber Bay Loop.

ACC Discussion Topic for Committee from *Declaration of Covenants, Conditions and Restrictions* (CCR's) for consistency in enforcement:

6.0 Nuisances

6.1 No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be, or may become, a nuisance, or cause unreasonable embarrassment, disturbance or annoyance to other owners in the enjoyment of their lots (CC&R's) (AMC 15.20.020(A)).

ACC will discuss this in detail so that we agree on what actually meets our guidelines as being an eyesore (Nuisance) to the community.

Discussion: Michael Stahl said the language is clear and definable as written in the CCRs (above).

Patrolling on Weekends

Discussion request. Now that darkness in winter is here, what is the level of patrols the Board would like to see on weekends?

Discussion: At this point no one has requested patrols and the community at the May 2012 meeting rejected paying someone to do community patrols. Susan Jensen can give the Board a dollar figure of periodic weekend night patrols.

FACILITY REPORTS

Bayshore Owners Association Operations Report

Susan Jensen, General Manager

susan@bayshoreclub.org | 907.522.4909

November 19, 2013

Annual Budget Workshops

The Board of Directors held a budget workshop on Saturday, November 23. Four board members (Stahl, Naviwala, Bass, and Collier) were present along with General Manager Susan Jensen. A second workshop is slated for Saturday, December 7, 2013, at 10:00 a.m.

Mayor's Property Tax Relief Community Dialogues

One of the four community dialogues on tax relief took place at Bayshore Clubhouse on Wednesday, November 13, 2013. I notified Bayshore residents of the upcoming event and many took advantage of attending the dialogue while it was in the neighborhood.

Bayshore-Klatt Community Council (BKCC) is meeting at 7:00 p.m. at Bayshore Clubhouse the first Thursday of each month in November, December, (skip January), February, March, and April.

Cell Tower? Bob Hoffman, President, of BKCC, asked if we were interested in hosting a cell tower on Tract F. A cell tower is currently slated to be installed by the Fire Station on Southport Drive. Neighbors have protested at BKCC meetings about the initial 65 foot tower because other users can install even more height later on. They feel homes would be devalued.

It is likely that our neighbors would have the same concerns about home values and it would be a detriment to event renters like brides who want photos with unimpeded view of mountains. We are likely to lose revenues in excess of any anticipated income from a cell tower. I have no figures at this time on base of tower, exact initial height or anticipated revenues. The inquiry from Mr. Hoffman was to find out if there is any interest on our part.

Halloween Party

The annual family Halloween Party was a huge success this year. Brook Wyatt, Administrative Assistant joined with staff from the early learning center with a total of 25 volunteers to put on a huge party. There were about 200 children and 100 adults that attended in all. Some of the volunteers were as young as 8 years old. A big thank you to Girl Scout Troops 46 and 766.

Holiday Bazaar

Brook Wyatt organized the Holiday Bazaar again this year. There were 30 vendors showing their wares with a good crowd in attending. A big thank you to Brook for once again going above and beyond on making this a great event.

News of interest for Anchorage via Chamber of Commerce

- 4.8 percent unemployment rate in Anchorage with Mat-Su down to 6 percent
- Hard Rock Café opening in old Rumrunners
- Global conference coming to Anchorage with 1,200 developers, putting Anchorage on global stage
- Outlet mall being put in on C Street
- Rumors of Nordstrom Rack coming to town
- Five new restaurants downtown expected next year
- Enstar is extending gas service to Homer and Big Lake
- Gas supply is under contract until 2018 which is good news for consumer energy bills

Bayshore Owners Association Maintenance Report

Jeff Johnson, Maintenance Supervisor
jeff@bayshoreclub.org | 907.522.4914
November 19, 2013

Pool

Corrosion Issues: We have been working on corrosions and grounding issues in the pool since switching over to the salt system. We had an on-site visit earlier this month from Mark Russell with Pride Electric of Redmond, Washington. He has some experience in the area of corrosion and grounding and has been advising me over the phone and via email over the summer and fall.

Mr. Russell found that with respect to grounding and bonding issues, we are well grounded and well bonded and we have gone as far as we can go with that with one minor exception. We could replace a few lugs with copper, but it probably won't make a significant difference. His conclusion of what we should pursue is cathodic protection which means sacrificial anodes. He gave us a reference to an engineering firm based here in Anchorage. The purpose is to minimize corrosion. There are several issues related to that:

- 1) How much cathodic protection is needed?
- 2) Where can it be placed safely?
 - a. Should it be in the gutter?
 - b. Should it or can it be placed on the pool wall?
- 3) Cost?

Phosphate levels in the pool: Phosphate levels seem to be good for now. I am waiting a supply order of reagents.

Routine Maintenance

Routine maintenance is on target this month with things like fixing event tables and chairs, reinstalling an emergency exit light by main door, and shaft seal replaced in hot tub.

One dead tree in front of clubhouse still pending for removal. Other trees will be reviewed for removal and/or replacement with trees with smaller root systems next spring.

Vandalism

On Thursday evening, November 14, 2013, some snow boarders were using the stair rail on the west side of the clubhouse to ski down and they knocked out the fence and gate at the base of the stairs leading into the playground. They were observed leaving the area about 12:30 a.m. early Friday morning. Description was of males late teen or early 20s with vehicles and snow boards. Fence will be replaced and police report filed.

Bayshore Early Learning Center

Colleen Gee, Administrator

colleen@bayshorekids.com 907.522.4909

November 19, 2013

Enrollment

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

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 17 students' enrolled (3 openings)

Before-After Program (Butterflies Grades K-1)

The Before-After Care currently has 7 students' enrolled (3 openings)

Program updates

Parent Council Update

Administration will be re-visiting the Parent Council Board at the Thanksgiving Celebration. Having a parent council is an important component of participation in the program.

Program Update

Parents will be joining the students for Stone Soup – Thanksgiving Celebration on Nov. 27th. The center will be closed for Thanksgiving holiday, November 28 & 29.

NAEYC Accreditation

NAEYC accreditation is maintained until August 2014.

Bayshore Owners Association Event Report

Cherie Olson, Event Coordinator

cherie@bayshoreclub.org | 907.522-4910

November 19, 2013

The Wedding Expo on October 20 at O'Malley's on the Green proved to be good event. I continue to get calls from couples who attended this fun bridal show. I also met with several brides who have already booked with us. It was a good opportunity to address any questions that came up!

I have come to realize that Anchorage, thankfully, has quite a few wedding-minded folks living here. It is awesome to see so many of them in one gathering! The next show is in January at the Dena'ina Center. This large expo, especially, is wonderful for bridal couples to attend. Fun things going on at all times include door prize drawings, wedding cake sampling and exquisite runway collections. These add to the fun and keep spirits high~

Booking event dates for this year continues as we fill in the spaces. We have only a few premium dates left in December.

I took the opportunity on October 28 to attend a NACE membership showcase meeting (National Association for Catering and Events). It was good to see fellow professionals on a social level and share ideas and information. I was given a five-minute opportunity to highlight the amenities of Bayshore to professional caterers, many of whom who have catered here.

Next year is looking good. Most June and July Saturdays are reserved. Yay!

OLD BUSINESS

RV on Amber Bay Loop. RV was removed from property.

Edward Pinchbeck Eagle Scout project follow-up. Board needs further information and for Edward to present project at upcoming meeting.


Volley ball court (placeholder for discussion in spring)

NEW BUSINESS

None.

MEETING ADJOURNED at 8:55 p.m.

Respectfully Submitted,



Andy Hepola, Secretary