

**BAYSHORE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 15, 2014**

BOARD MEMBERS PRESENT

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

STAFF PRESENT

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

HOMEOWNERS PRESENT

Jeanine & Jason Moorman
Melissa Bell

BOARD MEMBERS ABSENT

None

GUESTS PRESENT

Darcy Carney, CPA
Teresa Martin

ROLL CALL/DETERMINATION OF A QUORUM

Michael Stahl, President, called the meeting to order at 7:00 p.m. A quorum of at least five was present.

ADOPTION OF THE MINUTES

Motion: *To adopt the minutes of March 18, 2014 as amended*
By: *Mohammed Naviwala*
Second: *Michael Stahl*
Vote: *All present in favor (passed)*

TREASURER'S REPORT

1st Quarter 2014 Financials

Darcy Carney, CPA, Carney Consulting reported on first quarter financials. She prepared detailed reports including:

- o 1055 AK USA Savings Transaction Detail
- o Statement of Financial Position – Comparative, March 31, 2014
- o Statement of Activities – Comparative, January – March, 2014
- o Statement of Activities by Class, January – March, 2014
- o Statement of Activities by Month, January – March, 2014
- o Budget vs. Actuals: BOA, January – March, 2014
- o Budget vs. Actuals: TLC, January – March 2014
- o A/R Aging Summary - March 31, 2014
- o Capital Budget Spending Report, Fiscal Year 2013
- o Capital Budget Spending Report, Fiscal Year 2014

Detailed financial statements are available at the Association office for homeowner review.

HOMEOWNER'S COMMENTS

Jeanine & Jason Moorman and Melissa Bell

The homeowners shared continued concerns about the Roker property near their homes on Amber Bay Loop.

Architectural Control Committee

Ron McCallion, ACC Inspector
acc@bayshoreclub.org | 907.268.8043

April 15, 2013

Mr. McCallion reported a meeting of the ACC was held on April 9, 2014:

- | | |
|------------------------------|---|
| Present | Dave Streit, appointed member
Karen Johnson, appointed member
Michael Burke, Board of Directors, appointed member
Roy Thornton, visitor
Susan Jensen, GM, staff
Ron McCallion (by phone), ACC Inspector, staff |
| Old business | Nuisance letter referencing too many cars on street; waiting for revision |
| Home owner projects approved | Gutter replacement and repainting
Replacement of roofing with trash bin on site to dispose of old materials
Tree removal from side yard
Storage shed in back yard built on existing concrete slab |
| Completed | Three cars moved off lawns
Trailer moved off lawn
Trash in driveway removed, items for storage continue to be removed
Two cars parked over 24 hours were cited by city and moved |

FACILITY REPORTS

Bayshore Owners Association Maintenance Report

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

April 15, 2014

Pool

I have been working with water bonding and it has effectively achieved a difference. We are looking at finding rebar in the pool deck area. This is somewhat invasive and there may be period of time the pool must be shut down.

Spa

Plan review: As you may recall, we have been waiting to hear back from the Municipality of Anchorage with Health & Human Services Environmental Sanitarian. I was under the impression that it was in line to be reviewed. I had sent many messages after turning in the project and also paid \$300 for a plan review that cleared the bank over a month ago. I got in touch with an administrative assistant at MOA on April 14, 2014, and learned they have none of the paperwork I turned in or emails and photos I have sent in. I have to start all over from ground zero on city approval. He apologized and said this sometimes happens.

The parking lot is scheduled for sweeping and will be done as soon as the temperature at night stays well above freezing as it has to be washed with water.

Eagle Scout Projects

We have scouts approaching us for projects. Need board member to meet with scouts in conjunction with Jeff.

Miscellaneous Repairs

There was a hole in the sheetrock in the fitness room and I was able to replace and repair it.

I fixed a hole in the ceiling of the men's storage room in swimming area. A contractor must have stepped on the soft floor in the sub-floor between the main level and lower level causing the basement ceiling to cave in above the men's locker room storage area. I was able to staple it back in place.

ACTION ITEM 1:

We have a bid of \$1,260 for boiler compliance for work following a visit from the state boiler inspector. I sought a bid from the company with the lowest hourly rate. I would like board approval now with work to be completed in mid-May since we won't have another meeting until June.

- ✓ Board approved \$1,260 work request for May.

ACTION ITEM 2:

We have a bid for painting to include five painting projects for total cost of \$4,185.

Board chose to approve three of five projects to fund:

- ✓ \$560 Interior painting of walls and ceiling at main level hallway leading to stairwell
- ✓ \$225 Interior painting touchup of weight room ceiling where new lighting was installed
- ✓ \$875 Exterior painting of south event room wall: pressure wash, prime/paint siding

Delayed for future action

- \$1,450 Interior painting of walls, handrail and window in stairwell (no ceiling work)
- \$1,075 Interior painting of walls and ceiling in basement billiards and associated hallways

Bayshore Early Learning Center

Colleen Gee, Administrator

colleen@bayshorekids.com 907.522.4909

April 15, 2014

Enrollment

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

The Preschool Dragonfly classroom currently has 9 students' enrolled and is full for summer/fall

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

The Pre-Kindergarten Grasshopper classroom currently has 20 students' enrolled so is full for now and we are working to fill summer and fall positions

Before-After Program (Butterflies Grades K-1)

The Before-After Care currently has 6 of 10 possible enrolled. We are enrolled now for summer and fall for this age group.

Program updates

Staff Update

Three staff members are certified as lifeguards so they can fill in for preschool and/or clubhouse lifeguard swim.

Program Update

The Administration is registering students for summer and fall enrollment. Teachers will be staffing a booth at the Denaina Center as part of Kid's Day on April 21. We have an ad coming out in the Anchorage Daily News' Annual Summer Camp Guide on April 18 along with a free listing (see ad below).

The advertisement for Bayshore Early Learning Center features a green background. At the top left is a white line-art logo of a dragonfly. Below it, the word "Bayshore" is written in a large, red, cursive font, with "Early Learning Center" in a smaller, blue, sans-serif font underneath. To the right of the logo are four small circular icons of children. Below the logo are three photographs: a child on a playground structure labeled "Play!", a child swimming underwater labeled "Swimming", and a child in a field labeled "Field Trips". To the right of these photos is a list of program details in red text: "Ages 3 to 7", "M-F 7:00am - 6:00pm", "Swimming on-site", "Beautiful Campus", "Field Trips", and "Professional Staff". At the bottom right is the NAEYC logo. At the bottom center, the website "www.bayshorekids.com" and phone number "907-522-4907" are listed in red.

Bayshore Owners Association Event Report

Cherie Olson, Event Coordinator

cherie@bayshoreclub.org | 907.522-4910

April 15, 2014

Spring is definitely coming soon if we can believe all the sunshine out there! There may be more snow, but as always, we can expect that! No matter what the weather is, bridal couples are stopping by on a regular basis to see what we have to offer!

There have been quite a few short bookings lately; i.e. in the near future. Some of them have been Celebrations of Life. While these events are often spiked with much emotion, I'm thankful that we can provide a warm serene place for family members and friends to honor the memory of their loved one. In general the remarks about our venue have been only positive, whether the function is a wedding, birthday party or celebration of life.

The new maroon-color stair carpeting leading to the bridal dressing room is awesome! It makes the surrounding floor carpet "pop" in a very good way!

I am looking forward to a full summer of bookings!

OLD BUSINESS

Annual Meeting

There was a brief discussion about the upcoming annual meeting.

NEW BUSINESS

ACC

The Architectural Control Committee requested Board appoint Roy Thornton as a member of the ACC. The board said they preferred that Mr. Thornton attend the next meeting as part of the appointment process.

ACC

The Architectural Control Committee asked the Board whether non-homeowner Ron McCallion, ACC Inspector could count as one of three required signatures on projects. The Board rejected the request stating they preference for ACC homeowner/member signatures on projects.

Eagle Scout Project Procedures

There has been several Eagle Scout projects completed in Bayshore over the last several years. The Board has asked VP Kari Miles along with GM Susan Jensen to work together to come up with procedures that include a scout meeting with a board member in advance of attending a board meeting seeking approval for a project.

MEETING ADJOURNED at 9:01 p.m.

EXECUTIVE SESSION 9:05 p.m. to 9:20 p.m.

MEETING RECONVENED 9:20 p.m.

Motion: *To take legal action regarding Roker property as needed*
By: *Michael Burke*
Second: *Mohammed Naviwala*
Vote: *All present in favor (passed)*

MEETING RE-ADJOURNED 9:25 p.m.

Respectfully Submitted,

Andy Hepola, Secretary