

**BAYSHORE OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES AS AMENDED  
August 19, 2014**

**BOARD MEMBERS PRESENT**

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

**STAFF PRESENT**

Susan Jensen, General Manager  
Jeff Johnson, Maintenance Supervisor  
Ron McCallion, ACC Inspector  
Brook Wyatt, Admin Asst  
Jennifer Green, Admin Asst

**BOARD MEMBERS ABSENT**

Michael Burke, Director  
Brian Collier, Director

**HOMEOWNERS PRESENT**

Emily, Kiley, & Grace Schutte  
Karen Johnson  
Lynn Favorite  
Madelyn & Justin Shockey  
Brad Miller  
Rikki Johnson  
James Janezich  
Colleen Mueller  
Amanda Green & Travis King

**GUESTS PRESENT**

Sean Robbins  
Joyce Durcanin-Robbins

**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 July 15, 2014 as amended*  
By: *Kari Miles*  
Second: *Mark Bass*  
Vote: *All present in favor (passed)*

**TREASURER'S REPORT**

***January through July 2014 Financials***

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

Ms. Jensen also presented a Collections Report

**HOMEOWNER'S COMMENTS**

- None

**Architectural Control Committee**

Ron McCallion, ACC Inspector  
[acc@bayshoreclub.org](mailto:acc@bayshoreclub.org) | 907.268.8043  
August 19, 2013

Resale Certificates: 3621 Perenosa

Complaints:

- Vote No on 1 sign x4 (all removed)
- Speeding on Admiralty Bay (spoke with owner)
- Speeding on ABL near Alitak (vehicle not located)
- Pothole on Sleeping Lady Lane (awaiting city to fill)
- Theft from parked car and actual stolen automobile
- 2 girls playing by pond, worried they were going into it (GOA)
- Neighbors property on fence – moved (resolved)
- Yard in disarray needing mowing (resolved)

Project Requests:

Approved:

- Reroof project
- Driveway extension of two feet at 3521 ABL
- 3730 Chiniak Bay shed being moved in yard (completed)
- Fence to be installed in back yard (Johnsons)
- Project extension for moving fence to side of house
- 3440 Amber Bay shed being built
- 3511 Amber Bay wood fence being built
- 3311 Amber Bay repainting (same color)

Holding:

- Extending top floor of house (next summer)
- Hazen Circle repainting (violet colors); colors are changing
- Home being repainted charcoal gray on Amber Bay; 5 neighbors are ok w/color

Denied:

- None

Ongoing issues:

- Items in yard
- Vehicles that appear abandoned
- ABL Fence in disarray, *HIO* notified of local company that can fix it inexpensively
- Fence falling apart and leaning on ABL/Alitak- Some work has been done; still in progress.

Brad Miller, candidate to serve on ACC gave information on his background and why he feels he will be an asset to the committee. He is a homeowner, pilot, and has done some home remodels. He has an eye for detail and will be an asset to group.

Motion: *To appoint Brad Miller to a two year term to ACC*

By: *Kari Miles*

Second: *Mark Bass*

Vote: *All present in favor (passed)*

## **FACILITY REPORTS**

Jeff Johnson, Maintenance Supervisor  
[jeff@bayshoreclub.org](mailto:jeff@bayshoreclub.org) | 907.268.8043  
August 19, 2013

Energy efficient lighting will be installed in preschool rooms in early September. The project is budgeted for this year as reported in earlier meetings.

Mr. Johnson was on hand to discuss clubhouse window replacement bids (see Old Business).

### **Bayshore Early Learning Center**

Colleen Gee, Administrator  
[colleen@bayshorekids.com](mailto:colleen@bayshorekids.com) 907.522.4909  
August 19, 2014

#### **Enrollment**

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

The Preschool Dragonfly classroom currently has 9 students for summer and 6 of 10 students enrolled for fall.

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

The Pre-Kindergarten Grasshopper classroom currently has 16 students' enrolled for summer. We are working to fill fall positions. At this time there are 10 of 20 possible enrolled for fall.

##### ***Before-After Program (Butterflies Grades K-1)***

The Before-After Care currently has 9 of 10 possible enrolled for summer. This program is full for the fall.

#### **Program updates**

##### ***Staff Update***

The staff welcomed Lauren on August 11<sup>th</sup>. We are excited about her joining our staff. She mentioned that she loved her first day of work and happy to be starting off the new school year.

##### ***Program Update***

The Administration completed the renewal for NAEYC Accreditation. The center was approved for Annual Maintaining of [NAEYC](#) Accreditation. Thanks to all staff for their hard work and dedication.

## **Bayshore Owners Association Event Report**

Cherie Olson, Event Coordinator

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

July 15, 2014

Summer is winding down and soon we will be into fall weddings. August is fully booked, as is September (almost) with only two weekend dates available. Brides are requesting last minute bookings now more than ever before. Often, when the date they desire is already reserved, they will move to another open date. This is a win-win situation for them and for us. Of course, we have been reserving dates several months in advance, and our 2015 calendar is booking fast.

There have been several *outdoor* ceremonies this summer; only a few rainy days prevented wedding couples from saying their vows in the sunshine. For those who were married indoors because of adverse weather, these ceremonies, too, turned out to be quite lovely.

September will bring the next wedding expo being held at Alaska Native Center. Looking forward to it!

## **OLD BUSINESS**

### ***Contract Awards and Projects***

- Review of bids for replacing windows. In July the Board requested more information and asked that Jeff Johnson, Maintenance Supervisor attend the August board meeting to discuss. The Board and Jeff and audience including neighbor Travis King had an in-depth discussion about windows and trim. Ultimately the Board decided to seek to have the large windows as a contiguous window with no breaks and to seek an updated bid from Neighbors Windows and Doors to include a contiguous window and separately for Travis King to supply a bid for trim. The Board will review after the bids are received.
- Review of bid for work on possible volleyball court to replace one tennis court. Homeowner Lynn Favorite was on hand with many teens from the neighborhood who love to play volleyball. The Board is open to idea; however, believe that before anything is done that neighbors need a chance to weigh in so that there is no surprise if/when a volleyball court takes the place of a tennis lane. A new thought was brought up about the possibility of having a *beach volley ball court* located in Central Park. The group thought this was a very exciting idea. The discussion will continue with more information in September.

### ***Trick or Treat in the Heat (TOTITH)***

Neighbors Amanda Green and Travis King gave an update on TOTITH to be held in Bayshore on Sunday, September 7. Other neighborhoods holding a TOTITH simultaneously include Eagle River Heritage Estates, Kempton Hills, and Kincaid. Bayshore neighbors on the walking route have the option of providing candy but there is no requirement.

### ***Sex Offender Issue***

In July many members from the Bayshore community sought Board action regarding a concern about the purchase of a home in Bayshore by a registered sex offender. Specifically they wanted to make some sort of announcement to warn the neighbors such as on the community board, emails,

and website. The Board agreed to review the matter. Attorney advice was sought regarding the issue and the attorney advice was to be caution about making notifications when such information is already publicly available with postings about using the information with caution. See Appendix A.

Susan Jensen, Bayshore GM, suggested the use of a webpage that has general information about living in the neighborhood that includes a link to the Sex Offender Registry, among other things. See Appendix B.

The Board was supportive of adding the webpage and in favor of following legal advice to avoid making a specific announcement. Susan Jensen is available at the main office to answer homeowner questions.

## **NEW BUSINESS**

### ***Eagle Scout Project Proposal***

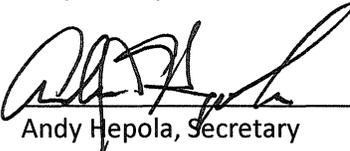
Scout James Janezich proposes to repair boardwalk around Bayshore Lake and add a handrail on the bridge. Kari Miles and/or Michael Burke will meet with James Janezich to discuss his proposed Eagle Scout project and continue discussion at Board Meeting in September.

### ***Proposal for Committee***

Susan Jensen suggested a special committee to review Clubhouse Fees. Board member Andy Hepola agreed to sit on the committee and neighbor Coleen Mueller volunteered to participate.

**MEETING ADJOURNED at 9:15 p.m.**

Respectfully Submitted,



Andy Hepola, Secretary

## Attorney Response re Sex Offender Notification Issue

My advice is to proceed very cautiously. The Association does not want to create duties where it does not have any. As you know, the Association's obligations are defined by statute and contract (Declaration, etc.), none of which currently require the Association to provide such notification. Accordingly, it is not the Association's responsibility to follow what owners may or may not be sex offenders, or to take any action if there is a registered sex offender in the neighborhood.

As a general matter, there are potential problems with providing any kind of notification, including mistaken identities, misuse of information by recipients and potential liability for harassment, to name only a few. Generally, public information regarding sex offenders is for limited use, and is only to protect a person at risk.

Rather than the Association getting involved, I recommend stressing that it is an individual's responsibility be informed and take whatever precautions the individual feels necessary for their protection or protection of their family. This is supported by AS 34.70.050, which requires a seller of real estate to include in their disclosures a statement that the buyer is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property being purchased. This is so important that it is listed in 3 separate places in the State of Alaska Residential Real Property Transfer Disclosure Statement form (see attached, highlighted sections on page 6 and again on the last two pages). This clearly indicates that it is the individual's responsibility to be notified, at least with regard to the purchase of property.

Having said that, there appears to be a handful of associations out there which have attempted to regulate these issues by amending their governing documents. Whether any such amendment targeted specifically toward sex offenders is enforceable remains to be tested and is unclear without further research.

## Anchorage - A Great Place to Live!

Anchorage, Alaska, one of America's most livable cities, is located in one of the world's most spectacular settings. Clean, healthy and vibrant, Anchorage prides itself on being an all-season gateway to adventure and natural beauty.

The National Civic League named Anchorage one of nine All-America Cities for 2002. Anchorage has won this honor three other times over the past 50 years.

Chosen from 100 competing cities and counties nationwide, Anchorage was honored in 1996 by the American Hiking Society as the runner-up for the first "Trail Town, U.S.A. Award." Our community has a network of 418 kilometers (259 miles) of hiking, biking, skiing and dog-mushing trails.

Anchorage offers a wide range of activities in all seasons. In early summer it's possible to catch a 40-60 pound king salmon in Ship Creek right downtown. In winter, residents can cross country ski along well-groomed trails or downhill ski in south Anchorage.

## Safety

- [Alaska State Troopers](#)
  - [Find Sex Offender & Child Kidnapping Registry](#)
    - [Search by Map](#)
    - [Search by Database](#)
- [Anchorage Police Department \(main page\)](#)
  - [File Your Police Report Online](#)
  - [Neighborhood Crime Watch](#)
  - [APD Police Scanner](#)
- [Crime Stoppers](#)
- [Poison Control](#)

## Useful Links:

- [Anchorage School District](#)
- [Animal Control](#)
  - [Barking Dogs](#)
  - [License Your Dog](#)
  - [Adopt A Pet](#)
- [Junk Cars](#)
- [Street Lights](#)
- [Street Maintenance](#)
  - [Pot Holes](#)
  - [Snow Removal & Plow Outs](#)
  - [Street Sweeping](#)

## Utilities:

- [Communications](#)
  - [Alaska Communications Systems](#)
  - [GCI](#)
  - [Matanuska Telephone Assoc.](#)
- [Trash](#)
  - [Alaska Waste \(Bayshore service area\)](#)

- Anchorage Solid Waste Services (regional landfill and recycling)
- Water
  - Anchorage Water & Wastewater
- Gas and Electric
  - Chugach Electric (Bayshore service area)
  - Enstar Natural Gas
  - Municipal Light & Power

## Your Local Government:

- Anchorage Assembly
- Community Councils
- Community Health
- Delinquent Criminal & Civil Fines and Fees
- Land Information, Zoning, Regs & Codes
- Licenses & Permits
- Municipal Boards & Commissions
- Municipal Channel 10 Schedule
- Municipal Code Online
- Municipal Elections
- Municipal Information
- Municipal Observed Holidays
- Municipal Public Notices
- News Releases
- Public Safety
- Spirit of Community
- Status of the flags
- Services
- Utilities
- Watch Municipal Meetings

## Your State Government

- State of Alaska (Link to government, court system, legislators and more)
- Hunting/Fishing License
- Heating Assistance
- Jury Duty
- Register to Vote
- Find an Alaska Statute/Law