

**BAYSHORE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
October 21, 2014**

BOARD MEMBERS PRESENT

Andy Hepola, Secretary
Mohammed Naviwala, Treasurer
Mark Bass, Director
Brian Collier, Director

BOARD MEMBERS ABSENT

Michael Stahl, President
Kari Miles, Vice President

STAFF PRESENT

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

HOMEOWNERS PRESENT

Brad Miller
LC Smette
Jana Smette

GUESTS PRESENT

Darcy Carney, CPA, Carney Consulting

ROLL CALL/DETERMINATION OF A QUORUM

Andy Hepola, Secretary, called the meeting to order at 7:10 p.m. A quorum of at least four was present.

ADOPTION OF THE MINUTES

Motion: *To adopt the minutes of September 25, 2014*
By: *Mohammed Naviwala*
Second: *Brian Collier*
Vote: *In favor: Hepola, Naviwala, Bass & Collier (all present)*

TREASURER'S REPORT

January through September 2014 Financials

- Darcy Carney, CPA, Carney Consulting, presented an Accountants' Compilation for January through September 30, 2014. The compilation is available for review by homeowners at the Association office.
- Susan Jensen, Bayshore General Manager, presented a Collections Report

HOMEOWNER'S COMMENTS

- Jennifer Sullivan shared a concern about equipment left by Frawner in relation to AWWU/Dowl HKM water project. She believes it to be a possible danger to children and unsightly to guests renting the clubhouse.

COMMITTEE REPORTS

Architectural Control Committee

Ron McCallion, ACC Inspector

ACC@bayshoreclub.org 907-344-0539 mssg

October 21, 2014

9/21

- 3450 Korovin Bay. Truck shell in yard. Made contact with homeowner. It is going back in the truck.

9/23

- 2 cars parked in grass. I left a card.
- Notified homeowner red door painting was approved in person.
- 3611 Perenosa. Blue house being worked on. Garage doors covered with plywood. Left card. It was an approved project.
- 3561 Hazen Circle. Left card for white truck on lawn. It was moved.

9/26

- Approved Resale Certificate for 3190 Amber Bay Loop.

9/30

- Approved Resale Certificate for 3970 Alitak.
- Fence project request at 3970 Alitak. Approved dog run.
- Observed loose black dog on Alitak. Unable to identify it.
- Complaint of political sign on Marmot Cir. Sign in the back of truck. Homeowner will cover the sign while parked in neighborhood.

10/13

- Notified by caller of work being done at home at Alitak. Spoke with homeowner who poured concrete to support fence posts and has tarps up for it to stay dry.

10/12

- Spoke to homeowner about vandalism (4 tires sliced in driveway).

10/16

- Homeowner digging up yard. No project request on file. Made contact to verify situation. Later informed installing lights and security cameras.

FACILITY REPORTS

Bayshore Owners Association Maintenance

Jeff Johnson, Maintenance Supervisor

jeff@bayshoreclub.org 907.522.4914

October 21, 2014

Spa

The plan review has been approved by the Municipality and although the spa is included in the 2014 budget, I would like to schedule spa and other pool work for spring 2015.

Men's Sauna Repair

Wood for the men's sauna repair that is slated for next year must be purchased now to be ready for spring as it has to dry out completely before installation. I plan to install the wood during the spring pool closure. The wood is available locally for about \$500 and I plan to purchase it now. The overall projected budget for the project is \$3,000 and includes labor for items like installation and building new benches.

Painting Projects Completed over Summer

- a) Interior walls & ceiling at main level hallway leading to stairwell w/door & jamb \$560
- b) Interior painting touchup of weight room ceiling where new lighting installed \$225
- c) Exterior painting: pressure wash, prep, prime & paint south exterior wall \$875

LED Event Room Lighting

Susan Jensen, GM, suggested I find out prices of changing out event room lights to dimmable LED so that folks having meetings could see better during meetings. The current lighting is amenable to parties but not to any type of meeting. I found that all the event room lighting can be changed out without having to change our fixtures or electrical boxes. Cost is \$692.56 through Brown's Electric. This will give additional lighting and give huge electrical savings in winter when the lights are used extensively.

Eagle Scout Project Update

Wood is ready to be picked up at Valley Saw Mill for James Janezich' Eagle Scout project. The wood is being provided by Rex at Valley Saw Mill at a 50% discount. Work will continue on the boardwalk board replacement project on Friday, October 24.

Volley Ball Update

Volley Ball materials have arrived and are stored in the locked cage area below the deck outside the clubhouse. Susan Jensen, GM, met with Rich Bailey, AWWU Dowl/HKM project inspector. Frawner, who is contracted to do water upgrade work in the neighborhood this year is going to install the two posts in early summer 2015 at no charge to Bayshore.

Bayshore Early Learning Center

Colleen Gee, Administrator

colleen@bayshorekids.com 907.522.4909

October 21, 2014

Enrollment

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

The Preschool Dragonfly classroom currently has 6 students enrolled for fall.

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

The Pre-Kindergarten Grasshopper classroom currently has 10 students enrolled for fall. We are working to fill all positions.

Before-After Program (Butterflies Grades K-1)

The Before-After Care currently has 8 students enrolled for fall.

Program updates

Staff Update

Staff and Preschool families will be saying good-bye to Rebekah Holt at the end of October. Her family is moving out of state and will be living closer to family in Iowa. Due to the low enrollment no new teacher will be hired to replace her position. Instead, Associate Administrator Tia will teach the Grasshopper class with support from Administrator Colleen. Staff hours have been adjusted and reduced to help with the overall budget.

Program Update

The center will have parent teacher conferences soon and hope that all parents attend to learn about their child's cognitive, social/emotional, and academic progress in relation to other peers and how the staff will be able to best meet the needs of all children in our program.

Advertising Update

By Susan Jensen, GM

Due to long wait lists in the past few years, we have significantly reduced paid advertising. However, due to recent low enrollment, flyers are being posted weekly at various local entities such as Fred Meyer, Carrs, and the like. There is no charge for this free service. Flyers are also distributed to students at Bayshore Elementary with information about the center in conjunction with spring and fall yard sale and holiday bazaar.

New advertising will occur starting November 2014 via KTUU an Audience Extension Package which puts impressions about Bayshore Early Learning Center in front of Alaskans searching on-line for preschool and before-after care. Our potential clients are typically young professionals who utilize the web to search for our services. Targeting is based on individual client needs. The fee is \$750 a month for eight months. This will reach clients immediately and will include the critical spring timeline in March and April when people are searching for Fall 2015 placement.

Bayshore Clubhouse Event Report

Cherie Olson, Event Coordinator

cherie@bayshoreclub.org | 907.522-4910

October 21, 2014

We are really booking up fast these days! People are still requesting wedding dates for next month; in fact, I just booked November 7 a few minutes ago. Reservations for 2015 are coming in on a regular basis.

The Chamber of Commerce networking train trip was fun as always. I saw many familiar faces and met new ones as well. Connecting with other vendors is a good way to get the word out about our availability to people who reside outside of Bayshore. As often as we book, there are still many who ask about whether we are open to the public.

There is another wedding expo next Sunday to look forward to. This one will be held at O'Malley's on the Green. I am looking forward to meeting new potential clients!

I am looking forward to the holiday season and more bookings!

OLD BUSINESS

Contract Awards and Projects

- **Window Bid Update**

In **July** the Board requested more information about the project and asked that Jeff Johnson, Maintenance Supervisor attend the August board meeting to discuss. In **August** The Board and Mr. Johnson 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 reviewed the bids at the **September** Board Meeting but wanted to see the capital project budget to ensure adequate funding sources as well as a time estimate. Susan Jensen met with the board at an **October 7** special budget meeting and all projects were discussed. Budget and projects were further discussed at the present meeting (October 21). A positive motion occurred after an Executive Session (see below).

- **Volley Ball Update**

For the past few board meetings there was a discussion regarding a beach volley ball court in Central Park. At September's Board Meeting, neighbor Lynn Favorite reported that teens are heading over to court off of Southport that has police planted in the grass. As a result of the last meeting, Ms. Favorite found equipment within a budget of \$1,500 approved by the Board in September. Susan Jensen spoke with the water project folks at AWWU and DOWL HKM, Rich Bailey Project Inspector and gained approval for Frawner to install the poles in Central Park in last spring/early summer 2015 at no charge to Bayshore.

MEETING ADJOURNED at 8:10 p.m.

EXECUTIVE SESSION 8:11 p.m. to 8:39 p.m.

REGULAR BOARD MEETING RECONVENED at 8:40 p.m.

OLD BUSINESS

Event and Pool Window Project

Motion: To approve 2014 budget item of \$14,000 plus additional funds of \$6,293.70 to replace four event and four pool windows awarding \$4,125 to Kings Corner Construction for trim and paint labor and materials and \$16,168.70 to Neighbors Windows & Doors for window materials and labor with funding to come from the following sources: \$10,000 from Board Designated Dues Savings Account and \$10,293.70 from Money Market Account.

By: Andy Hepola

Second: Mohammed Naviwala

Vote: In favor: Hepola, Naviwala, Bass and Collier (all present)

NEW BUSINESS

Motion: To appoint Dave Streit to fill the unexpired term vacated by Michael Burke as Bayshore Board Director, as provided for in the By-Laws of Bayshore Owners Association, Article IV Board of Directors, Section 9 Vacancies. The unexpired term ends on May 1, 2015.

By: Andy Hepola

Second: Mohammed Naviwala

Vote: In favor: Hepola, Naviwala, Bass and Collier (all present)

MEETING ADJOURNED at 8:45 p.m.

Respectfully Submitted,



Andy Hepola, Secretary

11/18/2014