

**BAYSHORE OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
November 18, 2014**

**BOARD MEMBERS PRESENT**

Michael Stahl, President  
Kari Miles, Vice President  
Andy Hepola, Secretary  
Mohammed Naviwala, Treasurer  
Dave Streit, Director

**STAFF PRESENT**

Susan Jensen, General Manager  
Brook Storch, Administrative Assistant

**BOARD MEMBERS ABSENT**

Mark Bass, Director  
Brian Collier, Director

**HOMEOWNERS PRESENT**

**GUESTS PRESENT**

**ROLL CALL/DETERMINATION OF A QUORUM**

Michael Stahl, President, called the meeting to order at 7:05 p.m. A quorum of at least four was present.

**ADOPTION OF THE MINUTES**

Motion: *To adopt the minutes of October 21, 2014*  
By: *Andy Hepola*  
Second: *Mohammed Naviwala*  
Vote: *All present in favor*

**TREASURER'S REPORT**

*Presented by Susan Jensen, Bayshore General Manager*

- Current year financials January 1 to October 31, 2014
- Savings report
- Capital projects report

Financial information is available for homeowners to review at the main office.

**HOMEOWNER'S COMMENTS**

- None

## FACILITY REPORTS

### Bayshore Owners Association Operations Report

Susan Jensen, MPA, General Manager

November 19, 2014

#### **Halloween Party, Third Annual**

The annual family Halloween Party was a success again this year. Brook Wyatt, Administrative Assistant joined with staff and volunteers to put on a fun party on Halloween (Oct 31). There were fewer people and children attending this year and we believe this may be due to the party being held on the actual day of Halloween. In previous years the event was a week prior to Halloween.

#### **Holiday Bazaar**

Brook Wyatt organized the Holiday Bazaar again this year. There were 29 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. We purchased some items from the Bazaar to use for door prizes at the annual Bayshore New Year's Eve Party and the 2015 Annual Meeting of Homeowners.



#### **Update by DOWL/HKM on AWWU Water Project October 29, 2014**

Work for 2014 was complete by mid-October 2014. Restoration of green belt will continue spring 2015.

#### **Current Construction Activities and Two-Week Look-Ahead:**

The Contractor (Frawner) has completed the majority of the water-line upgrades and is now in the process of demobilizing for winter. They will demobilize construction equipment from Bayshore, collect construction materials, clean streets and flatten rutted areas on the greenbelt before they are done for the season.

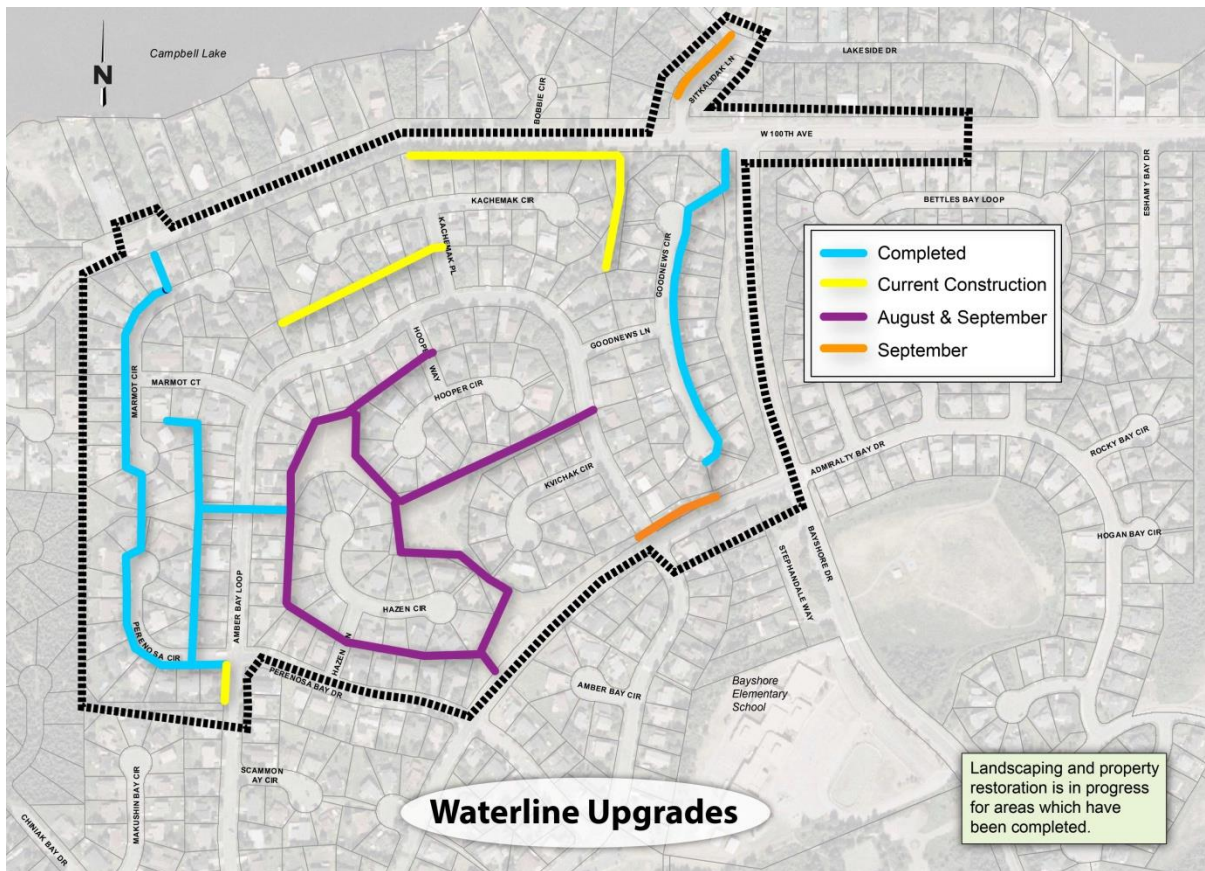
The Contractor is expected to be done with all demobilization work by early November. No further work will occur until spring.

### Water Shutdown and 2015 Construction

Occasional maintenance of storm water management devices and miscellaneous inspections may occur throughout the winter. Depending on weather conditions, the Contractor is expected to begin work in April or May 2015.

Minimal excavations and utility interruptions are expected in 2015. The majority of work during 2015 will be site restoration, such as landscaping. The project team will update Bayshore Owners Association with updated information as the 2015 construction start date approaches.

Questions? Eric Voorhees, DOWL HKM 562-2000  
Rich Baily, Stepl Engineering 562-1468



Map of 2014 Upgrades

## **Bayshore Owners Association Maintenance**

Jeff Johnson, Maintenance Supervisor

[jeff@bayshoreclub.org](mailto:jeff@bayshoreclub.org) 907.522.4914

November 18, 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.

### ***Spa and Pool Update***

The spa (hot tub) plan review has been approved by the Municipality and although the spa is included in the 2014 budget. No pre-order needs to be made as stocks are in hand in Anchorage. However, there is quite a bit of prep work that will need to be included with this project such as removing the old spa, sloping concrete base towards pool. During that time frame we will do other pool work such as applying clear coating to stainless steel surfaces of the pool.

### ***Men's Sauna Repair Update***

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. I believed the wood to be available locally for about \$500 and attempted to purchase it this past month, but was unsuccessful. Today I found wood at Spenard Builders. The only acceptable wood that had no knots cost \$1300. Despite the increase in wood price, the overall projected budget for the project should remain close to \$3,000 which includes labor for items like installation and building new benches.

### ***New Capital Improvement to Consider***

Replacement of lower eight feet of wood in event room. This wood paneling is original to the building and has been absorbing event debris for the past 40 years. It is definitely beginning to show and needs to be repaired, cleaned or replaced. I am interested in hearing ideas on how to tackle this problem.

### ***LED Event Room Lighting Update***

We upgraded LED lighting (not fixtures) in the event room this past month. Previous lights were standard and used a considerable amount of electricity plus were not as bright as they could be. The lighting was \$718 and was handled under our maintenance/repair budget for this year. I installed the lights myself. The new lights are brighter and will help for meetings that need light along with better visibility for cleaning up after events.

### ***Front Steps***

We added a hand rail in the center \$750 that leads to the long step. I installed two LED lights that shine down onto the walking area and will not bother neighbors with global lighting. I plan to install a single Bold Step Stair Tread on the one stair that is different from the rest for approximately \$600. These supplies fall under the maintenance/repair budget for this year.

## **Bayshore Early Learning Center**

Colleen Gee, Administrator

[colleen@bayshorekids.com](mailto:colleen@bayshorekids.com) 907.522.4909

November 18, 2014

### **Enrollment**

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

The Preschool Dragonfly classroom currently has 6 students enrolled. We have one child doing Drop-In until December 1<sup>st</sup>. New parent is registering child to start in December. Three open positions.

#### ***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. Ten open positions.

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

The Before-After Care currently has 7 students enrolled. Three open positions.

### **Program updates**

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

Staff has been working to get into a new routine with the adjustments in staff schedules.

Colleen and Tia had a booth at Bayshore's Holiday Bazaar on November 8<sup>th</sup>. We passed out information about the program, visited with past students, and talked to a few new potential families.



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

The center will have our Annual Thanksgiving Celebration with families on Wednesday, Nov. 26<sup>th</sup>. The center will be closed on Thursday and Friday to be with family and friends for the Thanksgiving Holiday. The center is waiting on a variance from the Municipality and once approved we will be able to finish the registration on two new children.

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**MEETING ADJOURNED at 8:20 p.m.**

Respectfully Submitted,

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Andy Hepola, Secretary