

**BAYSHORE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
February 17, 2015**

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

Dave Streit, Director

STAFF PRESENT

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

HOMEOWNERS PRESENT

LC and Jana Smette
Robert Lloyd
Brad Miller

GUESTS PRESENT

Darcy Carney, CPA

ROLL CALL/DETERMINATION OF A QUORUM

Michael Stahl, President, called the meeting to order at 7:06 p.m. There was a quorum of at least four board members.

ADOPTION OF THE MINUTES

Motion: *To adopt the minutes of November 18, 2014*
By: *Mohammed Naviwala*
Second: *Michael Stahl*
Vote: *All present in favor*

Motion: *To adopt the minutes of January 20, 2015*
By: *Brian Collier*
Second: *Mohammed Naviwala*
Vote: *All present in favor*

TREASURER'S REPORT

Operations Budget 2015, Prepared by Susan Jensen, Bayshore General Manager and presented by Darcy Carney, CPA.

Motion: *To approve the 2015 Operations Budget*
By: *Kari Miles*
Second: *Mohammed Naviwala*
Vote: *All present in favor*

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

HOMEOWNER'S COMMENTS

- Robert Lloyd shared three issues:
 - As a result of the water project last summer the ground has sunk by his fence causing it to fall over. He propped it up temporarily to ensure dog stays in fence; however, he has concern about who will repair or pay for the fence.
 - Response/Notes: AWWU's contractor will be making reparations in this spring and questions can be addressed to Eric Voorhees, DOWL HKM 562-2000 or Rich Bailey of Steph Engineering at 562-1468. More information can be found at www.bayshore.club on Manager Update page.
 - Mr. Lloyd states that last year he requested a handrail be placed in the stairwell of the Clubhouse so that he can use his left hand as the right rail does not work for him.
 - Response/Note: The Board had no knowledge of his request. Susan Jensen said she would renew the request to Clubhouse Maintenance to get the handrail installed.
 - Mr. Lloyd stated he has his original Resale Certificate notebook that he purported that changes have been made to the By-Laws that he has never received a copy of updates.
 - Response/Note: Brook Storch, Administrative Assistant, was on hand at the meeting, looked through Mr. Lloyd's resale notebook and confirmed that by-laws contained therein remain in effect today unchanged. The Board confirmed that any changes to by-laws must have notification and a vote of the association. However, Community Guidelines approved by the Board in 1994 that combine main themes in each of the four separate CCR's for the four subdivisions within Bayshore are still in effect but 20 years old. Ron McCallion, Inspector, Architectural Control Committee, said the ACC is looking at updating the aged Community Guidelines. The Board assured Mr. Lloyd that any changes will involve community input and an official notification by hard-copy in the mail.
- LC Smette shared two issues:
 - Mr. Smette complimented the Board on the job they do and offered a way they might do better: to send out a survey to find out how neighbors want to be contacted. He says people are very busy and that may be a way to get the temperature of decisions.
 - Response/Note: Homeowners are welcome and invited to come to meetings but most choose come except the Annual Meeting. Notices and information are available year-round on the website, sent by email, and more. Meetings are the best source of information and a way for homeowners to participate.
 - Mr. Smette shared a concern that financials are not available for review during all open business hours.
 - Response/Note: The Board said that the general manager is available for appointments to review financial information and to just give her a call.

COMMITTEE REPORTS

Architectural Control Committee

Ron McCallion, ACC Inspector
ACC@bayshoreclub.org 907-344-0539 mssg
February 17, 2015

We currently have a few summer projects scheduled and one that has run longer than expected. In the last month we have had initial animals noise and lighting complaints; however, we have not heard of any repeat complaints. We continue to look at properties that are in need of some maintenance and/or repair. Contact is being made with those properties as a courtesy and early notice and we will touch bases again in very early spring.

We will continue to look at updating our Community Guidelines to better reflect the pride we want to foster in our area. If we continue to get warmer weather without snow, we may be able to approve spring projects early. My goal is to approve projects within 3-4 days of request.

FACILITY REPORTS

Bayshore Owners Association Maintenance

Jeff Johnson, Maintenance Supervisor
jeff@bayshoreclub.org 907.522.4914
February 17, 2015

Light for Sledding Hill

The sledding is very popular in the winter. However, it is very dark at night. Right now an outside light lights up only the top of the hill. As a solution, parents sit in their cars with headlights on so their children can see the hill. The Board recently made a request that a light be installed on the hill.

I found a light fixture (\$477) for the sledding hill that will light up the lower portion of the hill. This can be used with a mechanical timer (\$32) that is programmable seven days a week and also has a mechanical shut-off. In the past one neighbor complained about a light on the hill spilling light onto their property. This light can be aimed so that it lights only the hill, can be programmed to shut off after a certain point mid-evening, and can also be shut off manually. This should mitigate light problems for near neighbors.

Bayshore Early Learning Center

Colleen Gee, Administrator
colleen@bayshorekids.com 907.522.4909
February 17, 2015

Enrollment

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

The Preschool Dragonfly classroom currently has 8 students enrolled. This is two more than reported last month. Two open positions.

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

The Pre-Kindergarten Grasshopper classroom currently has 19 students enrolled. This is nine more than two months ago! One open position.

Before-After Program (Butterflies Grades K-1)

The Before-After Care currently has 6 students enrolled. Four open positions.

Program updates

Staff Update

We have enjoyed welcoming Ms. Jenn and Ms. Mary Ann to the preschool Grasshopper classroom. They are excited, offering new enthusiasm, ideas and creativity to the program. Parents are hopeful that the teachers will be here long term, and were happy to see routines and schedules being followed in the classroom.

Program Update

Our annual Valentine Celebration was successful. Parents came and enjoyed milkshakes and cookies, while the children opened and read valentines from friends. The center was closed on Presidents Day, February 16th.

Colleen has been working with Susan on the budget for the 2015 year. The center needs to start replacing shelf work activities and furniture in the classroom. Bids have been requested for new cubbies, as they have not been replaced since before 1997. The children have loved some of the work to the point where it needs to be replaced. Hopefully after the budget has been finalized, Colleen can order some much needed classroom kitchen's, work and supplies.

Bayshore Clubhouse Event Report

Cherie Olson, Event Coordinator

cherie@bayshoreclub.org | 907.522-4910

February 17, 2015

This has been an exciting month with the arrival of new chairs! The new white *vinyl* chairs are similar to old white *wood* chairs but sturdier and chip resistant. The old white wood chairs will now be used only for outdoor ceremonies and the new ones only for indoors ceremonies. The black folding chairs are extremely strong and much prettier and more comfortable than the former metal chairs. Wedding couples were happy to see these new items this past weekend!

We are seeing many company functions these days, as well as other types of events such as anniversaries and birthday parties. While weddings and receptions make up most of the party clientele, we continue to book other types of events. While I was away on vacation, Susan was busy talking with potential clients for weddings, meetings, etc. As a result dates were reserved; next year's calendar is getting much attention!

Wedding show couples continue to call and drop by. The wedding expos are great and bring in lots of bookings!

OLD BUSINESS

Insurance coverage review State Farm; Andy Hepola, Treasurer

There was an extensive discussion regarding a review of insurance coverage led by Andy Hepola, Treasurer. Mr. Hepola met with Herb Schlereth and they discussed our coverage at length. It was determined during the board meeting that 1) an inventory of clubhouse contents should be conducted to determine replacement value, 2) find out if State Farm can provide a contractor to determine replacement cost of clubhouse; and 3) immediately increase insurance on clubhouse. The clubhouse is currently covered for \$3,187,000 for \$7,342 with \$10,000 deductible. An increase to \$4,000,000 with \$15,000 deductible will cost \$8,067 annually; an increase of \$725.

Motion: *To increase coverage on clubhouse to Four Million Dollars (\$4,000,000) with Fifteen Thousand Dollars (\$15,000) deductible for annual fee of \$8,067.*

By: *Kari Miles*

Second: *Brian Collier*

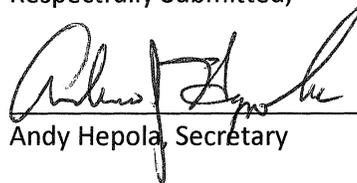
Vote: *All present in favor*

NEW BUSINESS

None

MEETING ADJOURNED at 7:46 p.m.

Respectfully Submitted,


Andy Hepola, Secretary

03/17/2015