

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

**BOARD MEMBERS PRESENT**

Michael Stahl, President  
Kari Miles, Vice President  
Andy Hepola, Secretary  
Brian Collier, Director  
Mark Bass, Director  
Dave Streit, Director

**BOARD MEMBERS ABSENT**

Mohammed Nawiwala, Treasurer

**GUESTS PRESENT**

James Janezich, re Eagle Scout project report

**STAFF PRESENT**

Susan Jensen, General Manager  
Brook Storch, Admin Assistant  
Ron McCallion, ACC Inspector  
Angela Castillo, Swim Instructor

**HOMEOWNERS PRESENT**

Stefanie Armstrong  
Tom Janezich  
Travis King  
Robert Lloyd  
Jason and Jeanine Moorman  
Andrea Morton  
LC and Jana Smette  
Jennifer Wages

**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 March 17, 2015*  
By: *Kari Miles*  
Second: *Andy Hepola*  
Vote: *All present in favor*

**TREASURER'S REPORT**

2014 Annual Compilation. There was a brief overview of the compilation by Susan Jensen, General Manager. Darcy Carney, CPA, will give thorough overview at the April 2015 Board Meeting. Financial information is available for homeowners to review at the main office by appointment.

**HOMEOWNER'S COMMENTS**

- Jeanine Moorman re swimming lessons and family swim time:
  - Ms. Moorman stated that that too much swim time is being used by swim lessons (currently M-Th for three weeks a month for Jan to Apr); that the time which they are scheduled (currently 4:00p to 5:30p) is "prime time;" and that waiting until 5:30p is too late for parents to swim with young children. She believes that half of the swimming pool should be "open" swim, with swim lessons confined to the other half of the pool. Ms. Moorman was joined in the concern by Jennifer Wages.
  - One of the swim instructors, Angela, who is a long-time Bayshore resident, was present and explained that the lessons for spring were an exception; that swim

- lessons normally occurred on Tu/Th only and it was their college schedule that made it impossible for them to work their usual schedule .
- Linda, head swim instructor who is also a nurse, sent in a written comment: Most of our groups use the entire pool for lessons. If anyone else was allowed in the pool it would be an open swim time in the half of the pool. During open swim there are noisy kids, kids slapping the water with the noodles and that orange kick board that's in the lifejacket room, throwing balls, and on and on. None of this is conducive to teaching a class of kids how to swim and would be so disruptive that you might just as well not have swim lessons. In a large pool like the Alaska Club maybe you can have several activities going on at the same time; but we have a small pool and it doesn't support more than open group at a time.
  - Vice-President Kari Miles pointed out that swim lessons are a community service; that all of our kids took swim lessons; and that safety gives back.
  - Board President Michael Stahl requested that a copy of the schedule be given to board members for review prior to the next board meeting. The Board concur that swim lessons should be limited to two days a week with the days of the week remaining consistent; for instance, Tuesday and Thursday.
- LC Smette requesting benches outside and access to books:
    - Mr. Smette stated homeowners should come first, like himself. He said benches for homeowner use might go into the capital improvement projects and that he has been trying to get on the Board. He would like some nice little benches for \$200 to \$500. He said he would like to sit outside in the sun on nice days.
    - Mr. Smette said he put in a request to look into the books. He wants to conduct a mini audit, and that he has strong credentials. He pointed out some concerns on the 2014 annual compilation.
  - Robert Lloyd regarding handrails on stairs:
    - History: At the February 2015 Board Meeting, Mr. Lloyd requested an additional handrail be placed in the stairwell of the Clubhouse so that he can use his left hand because the right hand rail does not work for him. In February, there was a flat rail on the left side that was not easy to hold for support. Subsequently an additional left handrail was installed by Maintenance Supervisor Jeff Johnson.
    - At tonight's meeting (3/17/2015), Mr. Lloyd said there was still a section without a handrail.
    - Susan Jensen, General Manager, said she would follow-up with Jeff Johnson.

## COMMITTEE REPORTS

### **Architectural Control Committee**

Ron McCallion, ACC Inspector

[ACC@bayshoreclub.org](mailto:ACC@bayshoreclub.org) 907-344-0539 mssg

March 17, 2015

Mr. McCallion gave a verbal report. Spring projects are starting to come in. Notices to homeowners will be going out in April as part of spring cleanup. Vice President Kari Miles asked about Municipal rules regarding junk vehicles and a discussion ensued. President Michael Stahl said we have legal authority to preserve values of property. Board Director and ACC member Dave Streit talked about looking at fences and other items that lower the value of properties.

Mr. McCallion said the ACC is starting the process to revise the 1994 Community Guidelines. This is the document that blends the four Codes, Covenants and Restrictions (CCRs) that cover, Bayshore West Subdivision 1, 2, 3, and Stephandale Park that make up Bayshore Owners Association. Some references to Municipal Code are outdated.

At the present time a homeowner can repaint their home the same color without having to seek ACC approval. However, any time a new color is used it must be approved by ACC. The Board would like to see some preapproved colors that homeowners can use without seeking approval by ACC. The ACC will take up this process and report back to the Board for the next step.

Tract F: there was a discussion among the participants about the best use of the parking area of Tract F (behind Bayshore Elementary and to East side of Bayshore Pond). Some people thought it would be good to use it for RV Storage. However, in the past when it was used as such there was a great amount of vandalism. Also there is fairly limited space for vehicles and some have to be preserved for event parking. One person said he has to park his RV in Wasilla. All agreed it would be nice if there were fewer RVs parked around the neighborhood.

New Appointments to Architectural Control Committee. The committee recommended appointment of Travis King. LC Smette nominated himself from the floor as an appointment.

Motion: *To appoint Travis King and LC Smette serving a term from March 17, 2015 through the annual meeting in May 2016.*

By: *Kari Miles*

Second: *Dave Streit*

Vote: *All present in favor*

## **FACILITY REPORTS**

### **Bayshore Owners Association Operations**

Susan Jensen, MPA, General Manager

[susan@bayshore.club](mailto:susan@bayshore.club) 907.522.4909

March 17, 2015

### **Insurance Update**

Insurance for building coverage has been increased to \$4M. Key staff are currently taking inventory so replacement value of building contents can be determined and coverage increased as needed. A contractor has been contacted with regarding to assessment of replacement value of the Clubhouse. He is currently out of town and will get in touch with us upon his return.

Herb Schlereth shared information below in response to issues brought up at last board meeting:

- 1. I will increase the building coverage to \$4M*
- 2. I have an old application dated 08/01/92 that shows the square footage at 13,000 –so, I will contact SF underwriters to check the inspection history and see what they show. I will get back to you on that issue*
- 3. Both the building and its contents have Replacement Coverage (Which is current value without depreciation if the item is replaced.). If the item is not replaced - we pay on actual cash value. However, you may still make a claim on replacement cost basis within 180 days if you decided to replace that item you took on an acv basis. (Page18 ii of policy)*

4. *State Farm doesn't have Appraisers. Most all insurance companies have field inspectors, their primary function is to determine if the structure and business entity meet our criteria of an insurable exposure. Another function is to estimate minimum amount of coverage that we must write on the structure to meet our provision for us to issue a policy on a Replacement Cost Basis. This general estimate provided for State Farm customers should not be considered to a professional replacement cost of the structure. \**

*\*Ultimately it is the responsibility of the owner and or business entity to provide the insurer with a replacement estimate - based on current costs, ADA (American Disability Act) upgrades, code upgrades (i.e. adding elevators and sprinkler systems). If building is a total loss – some additional costs are – engineering, architectural and permits. All sort of hidden that are building into a simple square foot number.*

*One recommendation would be to contact a long time commercial builder, now a consultant, James Dokoozian 227-1124. Getting his cost on what it would be to provide you with realistic replacement estimate. I believe you would be pleased with his input.*

### **Home Improvement Fair – March 21**

Homeowners can get a jump on summer projects by coming to the Bayshore Home Improvement Fair Saturday, March 21, at Bayshore Clubhouse from 10:00 a.m. to 4:00 p.m. They can come meet folks ready to help with their summer home improvement projects. Many vendors will offer discounts to our members. Types of vendors sought for event include: Deck, garage door, driveway, lawn care, pooper scooper, fence, tree removal, gutters, roofing, siding and more.

The idea of having a home improvement fair came out of the Architectural Control Committee (ACC). Meeting vendors is often a barrier to getting started on summer projects. The Fair helps eliminate that barrier. Time was short to get this first Fair going. Brook Storch is working on reservations and set-up and I am coordinating with the ACC to invite vendors and advertise the event to homeowner and neighbors in the surrounding area.

Vendors reserved so far:

AAA Fence	Guardian Security
Anchorage Home Builders Association	Holland Roofing
Architectural Control Committee	Mason's Siding & Supply
Bayshore Lawns	Neighbors Windows & Doors
Builders Millwork Supply	Royal Alaska Movers
Heidi's Homes	Spenard Builders Supply
Florcraft	Tall Trees, Inc.
Graff Contracting (concrete)	Taylor Restoration & Cleaning
Ground Effects Landscaping	Trailboss Solutions, LLC
	Treeline Construction

### **Spring Bazaar – March 28**

The first annual Spring Bazaar is on March 28 at Bayshore Clubhouse from 10:00 a.m. to 4:00 p.m. Many vendors who participate in our long-standing annual Fall Bazaar will have displays at this new annual event. Brook Storch is coordinating the event.

**Kareoke Night Potluck Farewell to Cherie – April 17** (*note: rescheduled for May 15*)

Friday, April 17 (*note: rescheduled for May 15*) is slated for a neighborhood Kareoke Night Potluck and Farewell to 22-year Bayshore staff member Cherie Olson. Cherie has watched Bayshore children grow up, get married here, have kids of their own and move back into the neighborhood with families of their own. She will still be here some this summer. She will be sorely missed by all.

**Bayshore Owners Association Maintenance Report**

Jeff Johnson, Maintenance Supervisor

[jeff@bayshoreclub.org](mailto:jeff@bayshoreclub.org) 907-522-4914

March 17, 2015

**Light for Sledding Hill**

The sledding is very popular in the winter. However, it has been very dark at night. As a solution, parents have sat in their cars with headlights on so their children can see the hill. In February 2015 the Board recently made a request that a light be installed on the hill. A light fixture has now been mounted that illuminates the lower portion of the hill. A mechanical timer (\$32) is programmable seven days a week and also has a mechanical shut-off.

**Additional Handrail to Clubhouse Lower Level**

I installed a new handrail on the left side of the stairs en route to lower level of Clubhouse.

**2015 Capital Projects**

I am working to get bids on capital projects that may occur in 2015 and 2016.

**Bayshore Early Learning Center**

Colleen Gee, Administrator

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

March 17, 2015

**Enrollment**

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

The Preschool Dragonfly classroom currently has 10 students enrolled. This is four more than two months ago. The classroom is full.

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

The Pre-Kindergarten Grasshopper classroom currently has 20 students enrolled. This is 10 more than three months ago! The classroom is full.

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

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

**Program updates**

***Staff Update***

Staff will have a booth at the Bayshore Spring Bazaar. Staff is going to talk to visitors about summer/fall availability. Ms. Madison moved to California at the beginning of March for the summer and we are wishing her the best. Ms. Jennifer Green will be leaving the center and

following her dreams of moving to Sendai, Japan to teach. We will say goodbye to her on Friday, March 20. April 1 we will be welcoming Leslie to the program. Ms. Tia has changed her schedule and is working part-time for the center.

### ***Program Update***

Colleen is updating a list of inventory items within the program for insurance purposes. Colleen is going to start working on the summer/fall packets for parents. The center will have a booth at the Kids Day 2015 at the Dena'ina Center on April 18<sup>th</sup>. This will be a great opportunity for the center to advertise and interact with the community. Staff will provide an activity for the kids during this event.

### **Bayshore Clubhouse Event Report**

Cherie Olson, Event Coordinator

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March 17, 2015

Spring is almost here (we think) and soon the summer with all of its glorious weddings. We still have some good dates left as bookings are still being made for this summer. Happily, most Saturdays are reserved, and have been for quite some time.

Brides love the new white chairs! The new black chairs are really appreciated for their greater strength, larger size and durability, and are much prettier than the former metal folding chairs.

It won't be long until the outside grounds will be bustling with activity as happy couples and their guests enjoy outdoor wedding ceremonies. We continue to receive positive comments as to how nice the summer lawns look; we're fortunate to have a venue that is lovely inside and out.

## **OLD BUSINESS**

### ***Eagle Scout Project Report; James Janezich***

James Janezich gave a presentation about work completed through his Eagle Scout Service Project. James reported that 36 volunteers worked 198.75 hours replacing rotten boards on the boardwalk around Bayshore Lake. The Board thanked James for his work that is a benefit to the Bayshore Community.

### ***Insurance coverage review State Farm; Andy Hepola, Treasurer***

Per the vote at last month's board meeting, insurance coverage has increased to \$4,000,000 with \$15,000 deductible for an increase in cost of \$725. Staff at Bayshore are currently assessing the content of the building so that we can review building content coverage. (Also see Operations report on Page 3 herein.)

**NEW BUSINESS**

***Annual Meeting and Board Elections***

There are three board positions open for election in at the annual meeting in May. Three incumbents are running: Brian Collier (4 years), Mohammed Naviwala (6 years), and Dave Streit (6 months). Neighbor LC Smette declared his candidacy from the floor. Notices will be out on the community board inviting people interested in serving to contact the association office. An invitation to serve will also be included in the annual Notice of Annual Membership Meeting.

**MEETING ADJOURNED at 7:46 p.m.**

Respectfully Submitted,



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Andy Hepola, Secretary

04/21/2015