

**BAYSHORE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
June 16, 2015**

BOARD MEMBERS PRESENT

Kari Miles, Vice President
Andy Hepola, Secretary
Mohammed Nawiwala, Treasurer
Brian Collier, Director
Mark Bass, Director
Dave Streit, Director

STAFF PRESENT

Susan Jensen, General Manager
Ron McCallion, ACC Inspector

HOMEOWNERS PRESENT

Amanda Green, re TOTITH 2015

BOARD MEMBERS ABSENT

Michael Stahl, President

GUESTS PRESENT

Matthew Streit, Eagle Scout project proposal

ROLL CALL/DETERMINATION OF A QUORUM

Kari Miles, Vice President, called the meeting to order at 7:07 p.m. There was a quorum of at least four board members.

ADOPTION OF THE MINUTES

Postponed

TREASURER'S REPORT

Project Summary Report for 2015 showed spending \$23,591 of budgeted \$64,210 as of May 31, 2015. Quarterly financials will be presented by Darcy Carney, CPA, at August board meeting.

HOMEOWNER'S COMMENTS

None.

COMMITTEE REPORTS

Architectural Control Committee

Ron McCallion, ACC Inspector
ACC@bayshoreclub.org 907-344-0539 mssg
June 16, 2015

Mr. McCallion gave a verbal report. There was a vigorous discussion about various committee matters.

Motion: *That ACC Inspector provide to Board of Directors at monthly meetings a written report including Excel Spreadsheet showing dates of letters, follow-up and resolution.*

By: *Dave Streit*

Second: *Brian Collier*

Vote: *All present in favor*

FACILITY REPORTS

Bayshore Owners Association Operations

Susan Jensen, MPA, General Manager

susan@bayshore.club 907.522.4909

June 16, 2015

Kareoke Night to Honor Longterm Staff Cherie Olson and Jeff Johnson

On Friday, May 15, we gathered for a fun family night to honor our long term employees Cherie Olson (23 years) and Jeff Johnson (20 years). Cherie is our Event Coordinator and has helped arrange for the weddings of thousands of clients over the years as well as watch the children of the neighborhood grow up. Jeff is our Maintenance Supervisor. He is preceded in his job by his own father. The family has served Bayshore since the early 1990s.

Pothole fixed at Sleeping Lady Lane

A homeowner called to report a pothole on Bayshore's guest parking on the south end of Sleeping Lady Lane. 1-800-ASPHALT was able to fill it in within a few days of the report.

Roker Home and Bankruptcy

I have been working with an attorney regarding the Roker home. The home is currently in the name of the Rokers who have been discharged of certain debts under a Chapter 7 bankruptcy case filed in Philadelphia. We have not yet received any foreclosure notices from the bank. In consideration of the neighbors, we mowed the lawn one time so far this year. The cost was minimal and will be added to their association account.

Summer Farmer's Market for Tract F

Duane Clark of Country Health Foods is interested in holding a Summer Farmer's Market on Tract F sometime during the week to offer locally grown meats and Alaska seafood, as well as locally made food products. He is open to working out terms if Bayshore is interested in the idea (see Appendix A).

NOTE: Brian Collier offered to get in contact with Duane regarding his ideas.

Bayshore Early Learning Center

Colleen Gee, Administrator

colleen@bayshorekids.com 907.522.4909

June 16, 2015

Enrollment

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

The Preschool Dragonfly classroom currently has 9 students enrolled. One open position.

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

The Pre-Kindergarten Grasshopper classroom currently has 15 students enrolled. Five open positions.

Before-After Program (Butterflies Grades K-1)

The Before-After Care currently has 5 students enrolled. Five open positions.

Program updates

Staff Update

Ms. Mary Ann will be on maternity leave beginning June 19, 2015. She is slated to return to work October 1, 2015. Mary Ann is expecting a girl and staff wishes her a healthy delivery and time off enjoying her soon to be new bundle of joy.

Enrollment for summer is typically reduced. Planned staff vacation and time off will help offset reduced income from summer enrollment. Our Fall enrollment is robust and we look to have a full slate of students starting in September.

Program Update

The staff and families would like to “Thank” the board for approving new cubbies. The parents are thrilled with the updated look. The children are glad that they can now reach things in their cubbies, allowing them to be more self-sufficient. Housekeeping and dress up areas at a big hit!

Colleen will start beginning the process of renewing our accreditation with NAEYC. This will be completed and submitted before the middle of July.

Bayshore Clubhouse Event Report

Cherie Olson, Event Coordinator

cherie@bayshoreclub.org | 907.522-4910

June 16, 2015

These last few months have been *really* busy. Not only with the hiring and training of our next event manager Glenn Hagberg, but also with the revamping of the downstairs pool and spa area! Residents will be delighted with the reopening of the pool, the fresh look of the walls and not to mention, the new spa!

The upstairs bridal dressing room has been redone and is very lovely! Glenn and his designer-at-heart sister Janet planned the new color/décor scheme and did a great job. Many thanks to them both!

June is really busy, also, with lots of weddings every weekend. We continue to book for the rest of this year. 2016 is getting much attention in general, and the weekend dates of next summer should prove to be filled to capacity!

OLD BUSINESS

Coleen Mueller mailbox

There was a discussion regarding the mailbox at the home immediately adjacent to the clubhouse and how we can assist the homeowner. Susan Jensen will continue dialogue with Ms. Mueller.

Roker home and bankruptcy update

Mr. & Mrs. Roker have been relieved of debt from bankruptcy in Philadelphia through Chapter 7. The home remains in the hands of the Roker family. No one has lived in the residence for the past year. Our attorney has been in contact with the bank. As far as we can tell the bank is not planning to move to foreclosure at this time.

Projects research

The Board would like future project research to be conducted by staff during events to include ongoing information about:

- Pond lighting: Solar versus LED
- Pool area: Tile versus paint for lower walls
- Event room: Lower four feet of wood stained/soiled and how we can refinish or clean or paint
- Bayshore Lake: How to aerate or clean up lily pads
- Front entryway to clubhouse: ADA refresh perhaps tied into drainage issues on NW corner of building

NEW BUSINESS

Matthew Streit, Proposal for Eagle Scout project

Matthew is a Life Scout with Troop 104. He has lived in Bayshore his whole life and he expressed a desire to give back to the community. Matthew presented an Eagle Scout project to refresh signs at entrance of subdivision including the one on the east side of Bayshore Drive in Alaskan Bay HOA. The plan is to finish by mid-August. He met with Kari Miles prior to today in anticipation of today's presentation to the Board.

Motion: *To cover cost not to exceed \$350 for project with provision that Alaskan Bay is given an opportunity to help with costs.*

By: *Brian Collier*

Second: *Andy Hepola*

Vote: *All present in favor*

Amanda Green, TOTITH (Trick or Treat in the Heat)

Amanda is once again heading up the TOTITH and asking for approval of the second annual TOTITH in Bayshore. Last year's event was a great success and many homeowners participated and all wrist bands were sold to benefit children's charities for about \$9,000. The Board expressed approval to continue

Motion: *To allow TOTITH event in Bayshore on Sunday, September 13, 2015*

By: *Mark Bass*

Second: *Brian Collier*

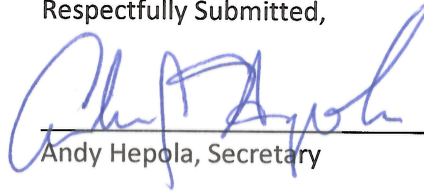
Vote: *All present in favor*

HR Policies and Procedures

Susan Jensen presented introduction to draft HR Policies and Procedures for HOA

MEETING ADJOURNED at 9:12 p.m.

Respectfully Submitted,



Andy Hepola, Secretary