

**BAYSHORE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
August 18, 2015**

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

Brian Collier, Director
Mohammed Naviwala, Treasurer

STAFF PRESENT

Susan Jensen, General Manager
Cherie Olson, Event Manager (final meeting)

HOMEOWNERS PRESENT

Tim Anderson
Aleric Kompkoff-Anderson
Jerry Kupris
LC Smette
Dieter Wuerth

GUESTS PRESENT

Darcy Carney, CPA, Carney Consulting
Wayne Kodama
Reese Kodama, Eagle Scout project proposal

ROLL CALL/DETERMINATION OF A QUORUM

Michael Stahl, 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

Motion: *To adopt the minutes of April 21 and June 16, 2015*
By: *Kari Miles*
Second: *Andy Hepola*
Vote: *All present in favor*

TREASURER'S REPORT

Compiled financial statements as of June 30, 2015, were presented by Darcy Carney, CPA

- Accountants Compilation Letter
- Statement of Financial Position – Comparative
- Statement of Activities – Comparative
- Statement of Activities – by Class
- Budget vs. Actuals – HOA/Events
- Budget vs. Actuals – Preschool

Capital Projects as of August 13, 2015, by Susan Jensen, GM

The Board asked that detail of the accounts below for review prior to the next meeting:

- 5120 Repair/Maintenance of Office Equipment
- 5201 Advertising/Promotional
- 5505 Party Equipment

HOMEOWNER'S COMMENTS

LC Smette. Mr. Smette said 'thank you' for placing a park bench at the top of the lawn outside of the clubhouse.

Stephanie Anderson.

Home based businesses. Ms. Anderson had questions about home daycares in Bayshore or other home-based businesses and what is allowed and what is not. She also suggested we contact UAA engineering program and suggest Tract F for a revamp of our parking over there. Susan Jensen reached out to the program last spring but has had no response so far.

Event signage. Ms. Anderson is appreciative of new signage for events that includes "no parking in cul-de-sac," "no parking by fire hydrant," and "15 minute parking."

Dieter Wuerth. Mr. Wuerth led a discussion about how income generated from events benefits all the neighbors, but homeowners who live immediately next to the clubhouse bear the brunt of the burden from noise, parking, and more. He believes the disproportionately allocated burden causes discrimination and those homeowners should be compensated with a reduced burden of homeowner dues. Mr. Wuerth purports that he has been denied mail service due to people parking on the street related to events. Ms. Jensen will check with postman on this issue.

Discussion: Ask ASD about parking at school parking lot, inquire about deliverable project via UAA Senior Design Engineering Class re Tract F parking. This program would need a Civil Engineer with a project engineering license to meet one time a week on Fridays with the class on the progress of the class project.

COMMITTEE REPORTS

Architectural Control Committee

Dave Streit, Appointed Member

ACC@bayshore.club 907-344-0539 mssg

August 18, 2015

Mr. Streit gave a verbal report. He suggested we have a lunch with legislators to find out if they can help us with projects in the area and get involved with our local community council.

The ACC nominated neighbor Gerald (Jerry) Kupris for appointment to the committee. He has participated in more than one meeting and is a welcome addition. Jerry introduced himself as being from Seattle, as working with IBM from home, as wanting to get more involved in the community and that he has time during the day.

Motion: *To appoint Jerry Kupris to the ACC with a term running through the Annual Meeting of Homeowners in May 2017. The motion was to be conducted by email as by the time this issue was taken up in the evening of August 18 there was no longer a quorum.*

By: *Andrew Hepola (via email 8/27/2015)*

Second: *Brian Collier (8/27/2015)*

Vote: *At quorum of at least four members approved the motion via email.*

Last month the Board passed a motion requesting monthly written reports including Excel Spreadsheet showing dates of letters, follow-up and resolution. This request will be passed to the new ACC Inspector once they are hired.

FACILITY REPORTS

Bayshore Owners Association Operations

Susan Jensen, MPA, General Manager

susan@bayshore.club 907.522.4909

August 18, 2015

ACC Inspector recruitment

Approximately 18 applications have been received for the job of ACC Inspector. A sub-committee met on Friday, August 14, and determined four individuals to interview for the position. Interviews will occur on Wednesday and/or Thursday after 5:00 p.m.

The job was posted to Bayshore neighbors, on Craig's List, and JBER. Additional information and application were posted on Bayshore website employment page.

Mueller mailbox

Mrs. Mueller installed a new mailbox with assistance of her grandson.

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. We may have to file a lawsuit to get the bank to move on this as they appear to have no interest in foreclosing on home.

In consideration of the neighbors, the Board approved by consensus mowing of the lawn. We have contracted with a neighborhood company to mow the lawn as needed this summer. The cost has been minimal and is being added to their account.

Collections

Office staff have been working with homeowners on collections of past due accounts. Some members have signed promissory notes and are in repayment, others have had lawsuits filed and are in various stages of collections. In our financials for January to July 2015, our financials show that our attorney costs have been 100% offset by recovery of attorney fees.

Insurance estimate for building replacement

We are looking for building plans to provide to James Dokoozian 227-1124 so that he can give us estimate of what true replacement cost of clubhouse would be in case of a total loss.

Traffic calming in neighborhood

Speeding cars has been a topic of duration in the neighborhood. As such, we requested and received some traffic humps. However, the problem has persisted and I receive calls about speeding cars in various areas of the neighborhood. With the recent Resolution Pointe Subdivision going in, traffic has increased and will continue to increase as parents travel to and from Bayshore Elementary or other.

I obtained a Resolution from the Bayshore Klatt Community Council in support of Bayshore's request for traffic calming and forwarded it to Tim Myland, PE, Assistant Traffic Engineer, Municipality of Anchorage, Department of Public Works. Mr. Myland says that the resolution will clear the way for them to begin evaluating the need in Bayshore for traffic calming.

Resolution Pointe

Right now there are hundreds of dump trucks rolling through Bayshore that will continue through October. MASS-X is the contractor doing the dirt work. The work will continue through October. I am investigating platting requirements, if any, of trucks to roll through Bayshore empty of dirt as opposed to full. Review includes Resolution staff report S11960-1 dated January 2, 2013.

AWWU/DOWL HKM project

Restoration of greenbelt, fences, and trees started this past April and have continued through the summer. MOA has been maintaining newly planted grass areas and brought in water trucks to help when the weather was extremely dry. Frawner was parking some of their equipment in Tract F so they swept the lot over there at our request.

Damage to the Greenbelt recently occurred in the area of Hazen Circle and Central Park. Work had to stop due to rain and there are visible ruts in the ground due to soft topsoil mixed with rain. The damage runs for hundreds of feet and made a large area unmowable to the depth of the ruts. Questions on this can be directed to Clinton at 550-5917.

Current contact for homeowners who have questions or concerns with regard to overall greenbelt is James Armstrong, Project Engineer, 564-2776 or james.armstrong@awwu.biz

Homeowner events coming up

FALL YARD SALE

Saturday, September 12, 2015 8a-4p

The Fall Yard Sale brings homeowners out with their wares! Contact the Association office to get on the map that is handed out the morning of the sale at the entrance to the subdivision. Directional yard sale signs are available.

TRICK OR TREAT IN THE HEAT

Sunday, September 13, 5p-7p

TOTITH is a neighborhood-wide early Halloween celebration that is fun for kids who trick or treat but also raises money to help children's charities. Children's wristbands are \$10 and used for going door to door for treats. No charge for parents or chaperones. Bayshore coordinator is Amanda at 907-209-9763. Website

BIG DUMPSTER!

Monday to mid-Thursday, Sept 14-17

Clean up your property and dump at the clubhouse big dumpster. Two big roll-outs are available for Bayshore residents. No hazardous waste, please. FREE

SHRED ALASKA

Monday to mid-Thursday, Sept 14-17

Get rid of your old documents by dropping off in one of four large locked bins inside the clubhouse. FREE

HOME IMPROVEMENT FAIR!

Saturday, Oct TBA, 10:00a-4:00p

Neighbors met with contractors ready to help with your winter or next summer home improvement projects! Many will be offering discounts to our members! Deck, garage door, driveway, lawn care, pooper scooper, fence, tree removal, gutters, roofing, wood shingle restorage, interior projects and more!

FAMILY HALLOWEEN CARNIVAL

TBA Oct 2015 6:00 to 9:00 pm

Cake walk, cupcake/cookie decorating, games, prizes, and more. Wear a costume and bring your candy bag! For members (free) and their guests (\$2). NOT open to public. Children under 18 must be accompanied by a parent.

HOLIDAY CRAFT BAZAAR

Saturday, November 14, 2015 10a-4p

Bayshore Clubhouse is hosting a Fall Bazaar featuring gifts, collectibles, and crafts. Guests will get an early start on Holiday shopping! Admission is free and it open to the public.

Bayshore Early Learning Center

Colleen Gee, Administrator

colleen@bayshorekids.com 907.522.4909

August 18, 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 16 students enrolled. Four open positions.

Before-After Program (Butterflies Grades K-1)

The Before-After Care currently has 8 students enrolled. Two open positions.

Program updates

Staff Update

Ms. Mary Ann had a healthy baby girl born on August 17, 2015. She is planning to return to work mid – September. We are looking forward to having her back.

Colleen is in the process of hiring a part time teacher. Staff has had overtime due to lack of staffing and overtime will be minimized after new staff is hired.

Enrollment for fall is looking good. By September we are hoping that the program will be at full capacity. The staff is excited and ready for the new school year to begin.

Program Update

Colleen submitted the paperwork for NAEYC Accreditation renewal the end of July and we are looking forward to the approval process being completed sometime in August.

Bayshore Clubhouse Event Report

Cherie Olson, Event Coordinator
cherie@bayshoreclub.org | 907.522-4910
August 18, 2015

I am excited about my upcoming marriage and future life in England, so I will soon be leaving Alaska. I have loved my work here at Bayshore and my interaction with homeowners and event renters. I will miss my co-workers and especially Susan who has been a wonderful support and general manager to the staff. Thank you all for everything; I will keep in touch at times via email.

It appears that next year may be fully booked for summer by the way it is looking! Brides often feel that they are possibly reserving their wedding date too early, but I assure them they are not. When we again raise our rates, those who have booked early will be happy they did!

Fall and winter wedding shows will be here in just a few months. My predecessor will soon experience the fun and satisfaction of setting up a booth that will be designed to potentially draw many bridal couples to book their special day!

You've all become acquainted with Glenn Hagberg, your next event manager. He is excited about this position and will be taking over in just a few short days. I'm confident that he will do a fine job.

Note: The Board of Directors thanked Ms. Olson for her 23 years of service and wished her the very best in the future.

OLD BUSINESS

The Mueller mailbox, Roker home and bankruptcy, and insurance coverage for building contents and building replacement costs were covered in Operation Manger report here (p. 3).

NEW BUSINESS

Reese Kodama, Proposal for Eagle Scout project

Reese proposes to make and place benches around Bayshore Lake near the tennis court and near the NW entrance to the boardwalk. The Board suggested he ask Spenard Builder's Supply what they recommend as far as wood stain versus paint versus just having plain treated wood. Reese will do fundraising and says that 10 people will be used in stages throughout the one-weekend installation. There was a discussion about whether to anchor the benches in place. Lot lines needs to be considered in the case of the bench near the tennis courts. Homeowners in that area will be contacted prior to placement.

Motion: Motion to approve Reese Kodama to move forward with his Eagle Scout project as outlined and discussed.
By: Dave Streit
Second: Mark Bass
Vote: All present in favor

MEETING ADJOURNED at 9:35 p.m.

Respectfully Submitted,



Andy Hepola, Secretary