

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

BOARD MEMBERS PRESENT

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

STAFF PRESENT

Susan Jensen, General Manager
Michael Bayless, ACC Inspector
Glenn Hagberg, Event Manager
Jeff Johnson, Maintenance

HOMEOWNERS PRESENT

Robert Lloyd, ACC member

BOARD MEMBERS ABSENT

None

GUESTS

John Weddleton, Assembly Candidate

ROLL CALL/DETERMINATION OF A QUORUM

Michael Stahl, President, called the meeting to order at 7:04 p.m. There was a quorum of at least four board members.

ADOPTION OF THE MINUTES

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

TREASURER'S REPORT

Capital Projects as of October 31, 2015, report given by Susan Jensen, GM

Bayshore HOA planned for \$64,210 of projects and \$38,510.07 was spent so far this year. Funding source \$6,324.06 from board designed dues savings (\$15 per home per month goes into this savings plan); and \$32,068.82 coming out of the 2015 operating account.

Bayshore Early Learning Center planned for \$4,905.00 to replace cubbies and for new kids kitchens and dress-up centers. The actual cost was \$5,625.54 with overage due to an inaccurate quote on freight. All funding came from current operating account for the preschool.

Accounts Receivable Owners Aging Report as of **November 17, 2015**, by Susan Jensen, GM

\$ 2,008.00	24 owners owe for November (less than 30 days old)
1,125.00	7 owners owe for October and November (less than 60 days old)
12,201.07	3 owners on payment plans
240.00	1 owner, 90 days, payment expected shortly
880.00	3 owners 60-90 days, all have been contacted
<u>7,876.88</u>	4 owners with attorney for collection
\$24,330.95	total

Motion: *To adopt the 2016 Budget via email (December 23, 2015)*
By: *Dave Streit*
Second: *Mohammed Naviwala*
Vote: *Quorum In favor: Dave Streit (12/22/2015), Mohammed Naviwala (12/23/2015), Andy Hepola (12/23/2015), Michael Stahl (12/23/2015), Mark Bass (12/24/2015)*

HOMEOWNER/GUEST COMMENTS

John Weddleton, Anchorage Assembly Candidate for South Anchorage

Mr. Weddleton shared that he has spent 20 years of grass roots civic engagement and 17 years living in South Anchorage of which Bayshore is a part. He stated his commitment to the community, talked about his work and civic experience, and his desire to learn more about Bayshore. A few items he discussed were the need to be able to more easily find information about developments on the Municipal website and to ensure public access to Chugach Park.

Robert Lloyd

Mr. Lloyd reported that he has contacted the police about people driving too fast near the Elementary School and that they have responded by putting a police vehicle there at various times when students are present. This has produced a police presence on Bayshore Drive where officers are writing tickets to violators.

COMMITTEE REPORTS

Architectural Control Committee

Michael Bayless, ACC Inspector

ACC@bayshore.club 907.223.5552

November 17, 2015

A copy of the ACC minutes from October 14, 2015 was available for review, along with a spreadsheet containing current and closed project requests, complaints, and violations.

FACILITY REPORTS

Bayshore Owners Association Operations

Susan Jensen, MPA, General Manager

susan@bayshore.club 907.522.4909

November 17, 2015

Resolution Pointe Subdivision Connecting Pathways

Public pathway access. MOA has installed an asphalt pathway connecting Vancouver Circle to one of Bayshore's two greenbelts that connect with Resolution Pointe Subdivision. Bayshore can now develop connecting greenbelt pathway to Amber Bay Loop, ideally in 2016, with neighbor volunteers and contractors as needed.

Vancouver Circle pathway connecting to Amber Bay Loop. View from Vancouver Circle towards Bayshore. SEE PHOTO AT RIGHT.



A second pathway has been graded in place on Easter Island Circle. Bayshore's greenbelt where it connects is mature grass. SEE PHOTO AT LEFT.

View from Easter Island Circle towards Bayshore.

Resolution Bluff Subdivision (new)

Hickel Investment Company is proposing to subdivide one tract of land into 18 lots and one tract of land with easement vacation (elimination) of a 60' gas easement; variances for lot width to depth ratio; length of flag pole portion of lot; and cul-de-sac design standards. A Notice of Public Hearing is scheduled for Wednesday, December 2, 2015 before the Anchorage Platting Board. Case information can be reviewed at:

<http://www.muni.org/CityViewPortal/planning/Status?planningId=16074>

As part of my investigation into this matter I contacted MOA, who reports that they were approached by the Hickel Investments and Lounsbury Associates (their engineers) in September and MOA worked with them with a team of folks through November. MOA is receiving a tract of land which will hold the AWWU roadway as well as a trail access for a future (possible) Coastal Trail. The only property they are vacating an easement on is a temporary construction permit the MOA put on there back when MOA sold the property. This was done to provide additional access. Having tract 1 dedicated makes this unnecessary.

Insurance estimate for building replacement

Update: Jim Dokoozian will prepare an informal rendering of the true replacement cost of clubhouse would be in case of a total loss. The report will cost between \$500 and \$700. The report is pending.

Bayshore Owner Association Maintenance Report

Jeff Johnson, Maintenance Supervisor

jeff@bayshoreclub.org 907.522.4914

November 17, 2015

2015 Capital Projects

Pool

We have had two issues with one of the main drain covers being pushed in. The first was in September. The latest was this month. Both times I was able to use scuba gear to put the cover back into position. I have added stainless steel metal pieces with a foot and screwed them into one side.

New spa

Everything working okay. Electrical equipment has been placed on surge protector.

Men's Sauna

Everything working okay.

Walking pathways

We now have four bids in anticipation of moving forward in 2016 due to this year's contractor failing to complete project to reported health issues. These will be reviewed as part of the budget process.

2016 Capital Project

BUDGET ITEM for 2016 regarding pool.

Background: In September, the Municipality of Anchorage inspector notified me that the recirculation system is inadequate to make four turnovers in a 24 hour period. That is a new requirement for us. He gave us our current permit with the requirement that we submit a plan for improvement/correction to be completed within the next 12 months.

Pending: I sent Chester Pool the information to review in September and sent a copy of that request to the MOA inspector. Chester will come up with a "total dynamic head" which is a calculation of how hard the pump has to work to move our 39,000 gallon pool in a 24 hours period. Then they will let us know the correct size of pump and piping necessary.

Update: We are waiting to hear back from Chester. I have received the first bid regarding demo and repair of concrete. The first bid shows only that the contractor would be willing to demo the concrete but has no interest in repairing or replacing.

Bayshore Early Learning Center

Colleen Gee, Administrator

colleen@bayshorekids.com 907.522.4909

November 17, 2015

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

The Preschool Dragonfly classroom currently will have full enrollment of 10 students as of January 2016.

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

The Pre-Kindergarten Grasshopper classroom will have full enrollment of 20 students as of January 2016.

Before-After Program (Butterflies Grades K-1)

The Before-After Care currently will have full enrollment of 10 students in mid-December.

Staff Update

Staff is looking forward to the Thanksgiving holiday weekend. Staff is excited and looking forward to spending time with friends and family, remembering all that we have been thankful and blessed with over this past year.

Program Update

The program will be having our annual Thanksgiving celebration with parents joining the children for “Stone Soup”, imagine that! The center will then be closed the remainder of Wednesday the 25th, and will reopen on Monday the 30th.

I am working with the Susan Jensen, General Manager, on our budget for next year.

Bayshore Clubhouse Event Report

Glenn Hagberg, Event Manager

glenn@bayshore.club | 907.522.4910

November 17, 2015

Booking Events

We continue to respond to requests for information from potential clients interested in booking Bayshore Clubhouse for their upcoming event. We are also steadily booking dates in 2016. As mentioned in previous reports, I feel confident that we will book the business if we can get the principals in for a personal tour where we can showcase the Clubhouse, explain the amenities included, and let their imaginations about their big day run wild. We have clients who, after booking with us, come back and bring other friends and family to show them the venue and excitingly tell them their plans for their upcoming event. Still others send the link to the virtual tour of Bayshore to their loved ones who are unable to visit personally. The response I receive almost every single time when I tell them about the virtual tour they can access by searching Bayshore Clubhouse on google.com is, “That’s cool!”

I am visiting with other wedding vendors through NACE (The National Association for Catering and Events) as well as other professionals who are not associated with that group. Since deciding on a date and a location to host an event is almost always the first thing organizers do, I have enjoyed a warm reception from vendors looking for referrals. We also want to be a place that clients are referred to and that is one of the goals when meeting and building relationships with industry professionals. For instance, a local dress shop is now putting our rack cards and my business cards on display in her store. She not only sells wedding dresses, but is the only store in Anchorage selling Quinceanera dresses. For those who don’t know, a quinceanera is a celebration of a girl’s fifteenth birthday in parts of Latin America and elsewhere. The dress store owner happily recommends Bayshore to this segment of the market as she has been here and knows it is a perfect venue for that type of event.

I will continue to visit wedding and event professionals to build rapport and foster a mutually satisfying business relationship.

SAVE THE DATE!

Your presence is officially requested when Bayshore Clubhouse hosts the membership of the Anchorage Chamber of Commerce during their monthly *Business After Hours* event on Thursday, January 28 from 5:00-7:00 p.m. This event will showcase Bayshore Clubhouse to a wide range of

business professionals in Anchorage from front line employees to decision makers in the community. We would like to have the board on hand to visit with attendees and spread the message that we are a great place to host company parties, retreats, meetings, and other events. We will be teaming up with other industry professionals to put on a great event and your support will be greatly appreciated. Thank you in advance for your participation.

Bridal Show in January

If you have the opportunity, please make a point to come visit us at the Anchorage Wedding Fair on Sunday, January 17 from noon-4:00 p.m. As you visit booths filling the Dena'ina Center, you will certainly see the variety, feel the excitement, and get a real feel of the stiff competition we position ourselves against in the marketplace as we vie to be the number one venue of choice for weddings and other events.

Bayshore Clubhouse Event Report

Brook Storch, Administrative Assistant
brook@bayshoreclub.org | 907.344.0539
November 17, 2015

Halloween Carnival – Friday, October 23, 2015

When it looked like we were going to have to cancel the Halloween Carnival, we had a tremendous response after an emailed shout-out to the neighbors. Trecina & Marcus Parker and their family helped out with multiple games, Ginger Rogers and her granddaughter ran the fishing game, Kimberly Fischer made 150 cupcakes for the cake walk and around 60 sugar cookies for decorating. Tanya Larkey helped us out by donating icing and decorations for all the sugar cookies. Other homeowners donated toys and stuffed animals for prizes, cookies, cupcakes, and their time to help with games. Even BELC students and parents joined in the festivities by donating their time, cookies, cupcakes, and toys for prizes. BELC students enjoyed decorating the Chalet Room. Unexpected help came from a group of Dimond High School students who showed up right before the carnival started and asked how they could help. The Halloween Carnival was a community group effort and saw more than a hundred kids.

Bayshore Holiday Bazaar – Saturday, November 14, 2015

This was our busiest bazaar yet! From the entrance all the way to the fireplace and back, thirty-five vendors filled the Chalet Room to sell their wares. Many people came because of the directional signs on the street. Others saw flyers sent home with their kids at Bayshore Elementary. Still more heard about the event from Facebook, our ad in Alaska Dispatch News, Craigslist, the community calendar on Anchorage.net, and also from the vendors themselves. This year we added 8' tall pipe and drape down the middle of Chalet Room, which received positive feedback from the vendors and also added a professional yet festive look for the occasion. Many vendors have already expressed a desire to return to the next bazaar.



OLD BUSINESS

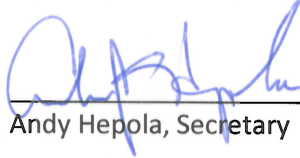
2016 Budget workshop. The Board scheduled a workshop for Tuesday, November 24, 2015 at 7:00 p.m.

NEW BUSINESS

None

MEETING ADJOURNED at 8:44 p.m.

Respectfully Submitted,



Andy Hepola, Secretary

01/19/2016