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BAYSHORE VILLAGE HOMEOWNERS ASSOCIATION **BOARD OF DIRECTOR'S MEETING**

Saturday, March 5, 2005

I. WELCOME/CALL TO ORDER AND ESTABLISHMENT OF A

QUORUM: The meeting was called to order at 9:07 AM. Board members present were Craig Anderson (President) Dennis Winscott (Vice-President), Bill Albrecht (Secretary), Janis Conklin (Operations) and Gary See (Treasurer). Other members present were Lucky Crews, Mary and Bob Mc Farland, Pam See, Bill Agnew, Dan Fernandes, Charley Unger, Bob Sendall, Ann Westerlund and Carl and Helen Sepulveda. A quorum was established. Jim Hobbs and Lynda Farnum represented Manderley Property Services.

II. APPROVAL OF MINUTES OF PREVIOUS MEETINGS: Minutes from the January 2005 Annual meeting were unanimously approved. Minutes from the November 2004 Board of Director's meeting were also unanimously approved.

III. FINANCIAL REPORT: Gary See reported on the financials for February 2005:
Checking account: \$6997
Liquid Reserve Account: \$36,340
Reserve Term Investment Account: \$251,000
The association ended February 2005 \$6290 under budget.

There are two members that did not make their February payment and six members are paid ahead.

IV. ONGOING BUSINESS:

A. **SPA LEAK REPAIR UPDATE.** Lynda reported that Robert Oblon of Sun Pool Construction is hoping to start the week starting March 7. This all depends on the weather. Lynda will keep the Board updated.

B. **TREE REMOVAL:** Janis reported on the removal of four trees, that were causing structure damage, by Solid Oak (Jeremy). Morro Bay allows four trees a year without a permit. Janis has scheduled Solid Oak to come back in January 2006 to remove four more that are also causing damage to units. The Board liked Solid Oak and approved him to do the association's tree work in the future.

C. **150 BAYSHORE DRIVE.** Lynda will obtain bids to repair areas on the exterior that have been damaged due to fungus.

D. **"LIST OF REPAIRS"**. Lynda reported on the progress of the repairs that have taken place. The Board wrote up this list after the January 2005 meeting.

E. **DAMAGE TO 164 AND 166 BAYSHORE DRIVE.** Lynda reported on the slow progress by the City of Morro Bay to pay for the damage done by a city tree falling on the two units. The Board decided to have Lynda get bids to repair the exterior

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of the units and then file a claim against the City of Morro Bay. Lynda will write to Keith Swanson, the investigator for the City, and inform him of the Board's decision. Lynda will contact the owners of 166 (Tatton) and see if they made a claim for the window they replaced.

Lynda will contact the Public Works department regarding repairing the sidewalk in front of these two units.

F. CITY TREES ALONG BAYSHORE DRIVE. Lynda will contact the City regarding pruning and or topping these trees.

G. 154 BAYSHORE DRIVE. Jim Hobbs reported on the differences in the two bids for the balcony repair. Jim recommended Bozarth Construction over SCI. Bozarth was \$150 more, but included painting. A motion was made, seconded and passed to approve Bozarth Construction to do the job. Lynda or Jim will contact Bozarth to see when they could start.

NEW BUSINESS:

A. PHASE ONE PAINTING. Lynda will obtain at least three bids to paint Phase one and the fifteen garage doors indicated in Section 8, page 2 in the new binder. The bids would also include painting the gas pipes. South facing areas should have two coats. The wood surfaces should be inspected first. A anti-fungal paint should be used. Jim Hobbs suggested paying Bruce Kimmel to write up specs. Lynda will get the costs of his services. Jim Hobbs suggested that the association open an account at a paint store. The association would pick the paint and pay the wholesale price.

B. CLUBHOUSE TERMITE INSPECTION. The Board approved Brezden Pest control to do the work.

C. NO PARKING SIGNS. Jim gave a report on the proper signage and where the signs should be posted. Lynda will look into the cost of modifying the signs to reflect the proper civil code and possible moving them.

D. CHARTER CABLE CONTRACT. There was a discussion of the great contract that is offered by Charter. Lynda gave the most recent tally of surveys returned: 30 are "very interested", 5 are "interested, but need more information" and 2 are "not interested". Lynda has contacted the ones who need more information. Surveys need to be returned to Manderley by March 14.

E. BAYSHORE VILLAGE WEBSITE. Gary See gave an update on the great work that he has been doing. He created a Website and is including a calendar of BSV events, news, contact information, and utility contact information, Board of Director information and photographs. Members are encouraged to contact Gary and have items added. Currently the address is [HTTP://see.sdf-us.org/bsv](http://see.sdf-us.org/bsv). Gary is going to get a domain name.

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F. CONCRETE GRINDING. Lynda presented the two bids to grind the contact behind units 163 and 165 Sandpiper Lane and other areas on the property. Central Coast Surface Grinding had noted exact areas (\$703.50), whereas Edmond's Asphalt had said "3 hours of work" (\$386.10). Lynda will contact Edmonds giving him the fourteen areas noted on the first bid and see if the price would still be the same.

G. LIFT STATION ALARM. Jim reported on the estimate from Great Western to install the system (\$633) and the maintenance fee of \$25 a month to monitor. A motion was made, seconded and passed to change from Sylvester Security Alarms to Great Western Alarm.

H. GENERATOR MAINTENANCE. For the Lift Station. Jim reported on the bid from San Luis Powerhouse. The annual Load Test - \$386, three inspections at \$144.75 each = \$434.25, and one Annual Service at \$482.50, equals \$1302.75 per year. The Board asked Lynda to obtain another bid.

I. CARPETING FOR THE CLIBHOUSE. The carpeting has been approved but will wait until the termites have been dealt with.

J. ARCHITECTURE. The committee approved the garage door for unit 184 Sandpiper Lane.

A motion was made, seconded and approved to add a retractable screen door called "Roll-Away" in white, to the list of approved screen doors. Their toll free number is 1-800-677-5264 or www.rollaway.com. This screen door has been added to the previously approved four screen doors that are available from Home Depot.

K. LANDSCAPING MAINTENANCE. Nichols and Smyth are clearing the plants and foliage from the buildings in preparation for Phase One painting. The owners of 164 Bayshore Drive (Sepulveda) complained about the drastic cut back of ferns and shrubs from behind their unit. Janis will talk to Cal about this. Janis will also talk to Jeremy from Solid Oak for advice on replanting.

L. SEAGULLS. Board members are continuing to remove nests and installing three strands of wire on ridge lines and behind chimneys to discourage nesting.

M. ROOFS. Lynda will obtain at least two bids to inspect the roofs and do maintenance before the Fall of 2005. The Board agreed not to use Cencal in the future.

The Board meeting was closed at 10:30 a.m.

Respectfully submitted,
Lynda Farnum
Manderley Property Services.

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