

Bayshore Village Homeowners Association

Board Meeting

Saturday, March 9, 2013

In the Bayshore Village Clubhouse
Morro Bay, at 9AM

Agenda

- I. Call to order – By President Janet Gould. Verify a Quorum of the Board
- II. Approval of Minutes - the minutes of the January 14, 2012 Annual Meeting, the October 27, 2012 Board meeting, and the January 19, 2013 Organizational Board meeting.
- III. Owner Forum at discretion of the Chair for items not on the Agenda (three minute maximum allowed per member). During open forum, each attendee may address the board for up to three minutes. A director or manager may briefly respond to statements made or questions posed. Speakers may not allot their time to others. All persons must follow Meeting Rules.* If owners wish to comment regarding agenda items they should email or mail the BOD with their questions and concerns at least three (3) days prior to the meeting and the BOD will address in the meeting. Please email to Lynda@sterlinghoa-mgmt.com
- IV. Financial Report – February 2013 (Gary)
 1. Dues report
 2. Add Finance Committee member Anna as a signer on the reserve account
 3. Need to transfer \$4,791.51 from Edward Jones to Operating account to zero out Interfund balances (from 12/31/12)
 4. Secretary's Report: Emergency Reserve (R) & Operating (O) Expenditures & Approvals outside of an open noticed BOD meeting:
 - a) \$258 – Dave Scheel Painting – repaint 2 sets of gas meters at 188 B and 181 SL (R)
 - b) \$75 – John Kelley Const. tack down wires on 165-167SL (O)
 - c) \$395.18 for FRM to replace hasp on lift station lid – emergency (O)
 - d) \$450 – Takahashi Landscaping – major irrigation repair at BS Dr / Main Street (R)
 - e) \$245 – Kyle Roofing - 141 SC – temporary repair to skylights after leaks (R)
 - f) \$3,030 – Kyle Roofing - 141 SC replaced 2 skylights (R) \$120 less than \$3,150 estimate
 - g) \$930 – replace all siding, trim and top wood ledge (R)
 - h) \$2,750 - 125 SC – John Kelley – replace stairs (R)
 - i) \$2,750 – 129 SC – John Kelley – replace stairs (R)
 - j) \$47 – 182 B – Kyle Roofing – additional to original estimate for skylight (R)
 - k) \$200 – 144 SC – John Kelley – repair to stairs (R)
 - l) \$970 – 182 SL – Kyle Roofing – replace skylight (R) \$205 less than \$1175 estimate
 - m) \$200 – 186 B – Kyle Roofing - Temp sealing of skylight ®

TOTAL to approve: \$12,300.18 (\$11,830 is reserves and \$470.18 is operating)

V. Committee Reports

Appoint 2013 Committee Members:

1. Landscape & Trees
2. ARC
3. Repairs & Maintenance
4. Seagull

5. Pool and Spa
6. Security/Pool
7. Clubhouse
8. Lift Station
9. Finance – duties of this committee
10. Webmaster
11. Policies & Practices

VI. Old Business

1. Management Report: Correspondence & Maintenance since last BOD meeting
2. Install handrail at 168-170 B steps – Yungman Fabrication \$770 or \$955

VII. New Business

1. Assess all post lights for cracks and possible repairs
2. Owners making repairs in the common area
3. Resolve conflict in Rules & Regulations regarding RV parking
4. Summer Rules Reminder Notice
5. 2013-2014 Owner's Directory updates, printing & sending
6. 2013 reserve components scheduled for repairing or replacing
7. Re-paint/fog coat north-facing stucco wall at 168 Bayshore Drive
8. Approve of \$950 for new 2014-2016 Reserve Study
9. Request to City of MB for reimbursement for repair to hasp on lift station cover
10. Repair house number lights
11. 125 SC - front of upper deck needs to be replaced with Hardie Plank and Hardie Trim
12. 127 SC - front of upper deck needs to be replaced with Hardie Plank and Hardie Trim
13. 148 SC - siding under stairs on east side needs to be replaced Hardie plank and trim.
14. 146 SC - siding under stairs on east side needs to be replace Hardie plank and trim
15. 178 and 180 BS - adjoining wall on the east side needs to be replace with Hardie plank and trim.
16. 173 and 175 SL - adjoining wall on the east side needs to be replace with Hardie plank and trim.
17. 186 B – Replace skylight - \$1,175 – Kyle Roofing
18. Remove Eucalyptus tree next to 190 SL - \$1,250 + \$150 to grind stump – Greenvale Tree
19. Repairs prior to painting Phase II:
 - a. 123 SC – handrail at bottom corner where grab rails meet
 - b. 123 SC – stringer at ground level
 - c. 177 SL – handrail cap- on left, ½ way up, plus the stringer
21. 160 B – front porch repairs – Maintenance Comm. is assessing

VIII. Next Meeting schedule next BOD meeting

IX. Adjourn meeting

**MEETING RULES: No audio or video recording is allowed by attendees. As provided for in the "Open Meeting Act," members may observe the meeting, but do not have the right to participate in the Board's deliberations or votes. Members may address issues during the open forum portion of the meeting.*

BAYSHORE VILLAGE HOMEOWNERS ASSOCIATION

March 1, 2013

TO: Bayshore Village Homeowners

RE: Board Meeting

The next Board meeting has been scheduled:

Saturday, March 9, 2013
9 AM
In the Bayshore Village clubhouse
Morro Bay, CA

The agenda is enclosed

This is a Board meeting but all Homeowners are urged to attend

Thank you,

Sterling Association Management
lynda@sterlinghoa-mgmt.com

PLEASE MAKE A NOTE OF THE NEW PHONE NUMBER FOR STERLING ASSOCIATION MANAGEMENT, IF YOU HAVE NOT ALREADY DONE SO. IT CHANGED TO 805-704-4686 IN DECEMBER 2011

PLEASE HELP KEEP THE HOA DUES AS LOW AS POSSIBLE

If you would like to help the HOA and not have opted-in for Emailed notifications of meetings, agendas, minutes and other items please complete the Consent Form that was mailed to you on November 30, 2012 in your End of Year Disclosure Packet and mail or email in to Sterling Association Management. If you would like a copy of the form, please email Lynda at Lynda@sterlinghoa-mgmt.com.