

Bayshore Village Homeowners Association

Board Meeting

Saturday, October 27, 2012

In the Bayshore Village Clubhouse
Morro Bay, at 9AM

Agenda

- I. Call to order – By President Janis Conklin. Verify a Quorum of the Board
- II. Approval of Minutes - the minutes of the August 25, 2012 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 – September 2012 (Anna)
 1. Dues report
 2. Secretary's Report: Emergency Reserve Expenditures & Approvals outside of an open noticed BOD meeting:
 - a) Phase One – extra charges during re-roofing project - \$24,000 by Kyle Roofing
 - b) 155-161SL bldg chimneys, + 163-169 SL bldg chimneys - \$305 by Dave Scheel Painting
 - c) 163 SL – additional repair – upper deck - \$95 by Kelley Construction
 - d) Spa Heater Igniter – replace - \$523.18 by Coastal Pool
- V. Committee Reports
 1. Landscape & Trees (Janis): landscape, trees and irrigation issues.
 - a) January 21013 annual tree project
 - b) 172 SL – remove eucalyptus tree due to unit's roots damaging unit - \$550 by Greenvale Tree
 - c) 164 SL – modify common area possible causing water intrusion
 - d) 186 SL – Replacement tree (owner request)
 2. ARC:
 - a) 158 B ARC Request to install Solar Tube Skylight was approved in an emergency meeting on 10/3/12 via email.
 - b) 184 SL – install 2 handrails at front door steps
 3. Repairs & Maintenance (Bill) general update
 4. Seagull (Bill)
 5. Pool and Spa (Janis)
 6. Security/Pool (Gary)
 7. Clubhouse (Lucky)

8. Lift Station (Gary)

VI. Old Business

1. Management Report: Correspondence & Maintenance since last BOD meeting
2. Structural repairs:
 - a) 176 B – repairs to deter water intrusion into garage – John Kelley – \$400
 - b) 168 B – repairs to deter water intrusion into garage – John Kelley – \$1,050
 - c) 174 B – replace damaged wood on east-facing deck – John Kelley - \$250
 - d) 167 SL – upper deck – replaced damaged wood – John Kelley - \$250
 - e) 176 B – possible leaking octagonal vent – John Kelley
3. Phase I Re-Roofing project: is progressing
4. Painting:
 - a) Phase One repainting of new wood as needed after Kyle repairs during re-roofing project
5. Install handrails at 168-170 B steps – Erik's Welding

VII. New Business

1. Clean Gutters & Downspouts - Before 11/15/12 - \$1965.00, after 11/15/12 - \$2165.00
2. 2013 Budget – discussion & approval
3. Winter Rules reminder Notice
4. Appoint one BOD member to be able to approve expenditures up to a certain amount between open, noticed BOD meeting without discussing with other BOD members
5. Request to City to remove tree on Main Street

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

October __, 2012

TO: Bayshore Village Homeowners
RE: Board Meeting

The next Board meeting has been scheduled:

Saturday, October 27, 2012
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 in 2011 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. Postage and printing for 2011 was \$3,596!