

Bayshore Village Homeowners Association

Board Meeting

Saturday, June 15, 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 March 9, 2013 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 – May 2013 (Gary)
 1. Dues report
 2. Secretary's Report: Emergency Reserve (R)& Operating (O) Expenditures & Approvals outside of an open noticed BOD meeting:

a) \$116.00	KYLE ROOFING	179 SL	Repairs to roof (R)
b) \$194.00	KYLE ROOFING	186 B	Replace roofing (R)
c) \$292.27	JOHN KELLEY CONST	141 SC	Paint chimney (R)
d) \$1,020.00	FRM	Lift Station	Replace lift station cable (R)
e) \$722.52	CED	Large bulb order for common area lights (O)	
f) \$5.17	FRM	Lift Station	Replaced damaged vent screen (O)
g) \$2,955.00	KYLE ROOFING	180 SL	Replaced 3 skylights (R)
h) \$119.62	Reimburse Bill A.	Bird abatement supplies (O)	
i) \$810.00	M&D SERVICES	Egg Addling 3 times in May (O)	

TOTAL to approve: \$6,234.58 (\$4,577.27 is reserves and \$1,657.31 operating)

3. Increase income from the reserve funds

- V. Committee Reports
 1. Landscape & Trees – Janis
 - a) Assess all state park and Inn trees
 - b) July tree project: 190 SL Euc Tree; 171 SL – tree on SE corner; 161 SL – Bottlebrush Tree – is leaning
 2. ARC – (needs to be formally approved by the BOD)
 - a) 180 SL – ARC approved the replacement of shades & garage door
 - b) 117 SC – ARC approved the replacement if the furnace
 - c) 180 SL – Screen doors & lockset
 - d) 182 B – extended time from 6 to to 12 months to replace windows
 3. Repairs & Maintenance
 4. Seagull
 5. Pool and Spa - Janis
 6. Security/Pool

7. Clubhouse
8. Lift Station
9. Finance
10. Webmaster
11. Policies & Practices

VI. Old Business

1. Management Report: Correspondence & Maintenance since last BOD meeting
2. Review procedures for approval or delegation of routine management decisions and maintenance items, and to modify procedures as appropriate.
3. 166 B – repairs and pest treatments due to sale
4. 2014-2016 Reserve Study
5. Structural repairs & Painting–
 - a) 172 B – replace top rail
 - b) 172 SL – dry rot on garage door frame
 - c) Phase I – repairs before painting: 123 SC handrail; 123 SC stringer at ground; 177 SL handrail & stringer
 - d) Replace brackets on stairs – 132-SC-148 SC, & 150-168 B
 - e) Structural repairs: 127SC; 125SC; 144SC; 146SC; 148SC; 177 SL; & 179SL
 - f) 160 B – owner request for repairs to porch
 - g) 180 SL – Pest treatments & repairs due to sale
 - h) Assess & repair deck flashings on stairs as necessary
 - i) Paint rails, decks & porches – Phase I
6. Formally approve Parking Rules change in Rules & Regulations

VII. New Business

1. Assess all post lights for cracks and possible repairs/replace concrete light posts
2. City, State Park & The Inn at Morro Bay trees
3. The bidding process and choosing contractors
3. Adopt new Lock-Set Policy
4. Sale and re-financing of units – owner and management company's responsibilities
5. 179 SL – repaint 2 bedroom ceilings
3. Feeding the birds in the park
4. Dumping possible toxic material in the common area
5. Draft Matrix for responsibility to maintain components
6. Install trellis at spa wall

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

June 7, 2013

TO: Bayshore Village Homeowners

RE: Board Meeting

The next Board meeting has been scheduled:

Saturday, June 15, 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.