

# Bayshore Village Homeowners Association

## Board Meeting

Saturday, October 26, 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 June 15, 2013 Board meeting, and the August 5, 2013 Special 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 2013 (Gary)
  1. Dues report
  2. Secretary's Report: Emergency Reserve (R) & Operating (O) Expenditures & Approvals outside of an open noticed BOD meeting:

a) \$265.00	FRANKS LOCK	Repaired east pool gate (O) July
b) \$1050.00	ALAN WILLIAMS	Replaced pool pump (R) July
c) \$100.00	ALAN WILLIAMS	Repaired pool auto-fill line in pool equipment room (R) July
d) \$565.80	JOHN KELLEY	9 units on SC – paint new wood (R) Aug
e) \$450.00	JOHN KELLEY	138 SC – replace damaged stringers (R) Aug
f) \$90.00	JOHN KELLEY	148 SC – replaced rusted stair brackets (R) Aug
g) \$650.00	JOHN KELLEY	148 SC – Repaired framing under stairs (R) Aug
h) \$650.00	JOHN KELLEY	146 SC – Repaired framing under stairs (R) Aug
i) \$375.00	JOHN KELLEY	140 SC – replaced damaged stringers (R) Aug
j) \$757.05	TAKAHASHI LANDS.	Over-hauled irrigation system for better coverage (R) Aug
k) \$600.00	SCHEEL PAINTING	166 B – painted wood after repairs (R) Aug
l) \$150.00	JOHN KELLEY	146 SC – replaced handrail (R) Sept
m) \$800.00	JEFF BEAUMONT	Update disclosures and polices per the new Civil Code (O) Sep
n) \$725.00	BREZDEN PEST CTL	186 B – pest treatments due to termites (R) Oct

TOTAL to approve: \$7,227.85(\$6,162.85 is reserves and \$1065.00 is operating)

- V. Committee Reports
  1. Landscape & Trees – Janis
    - a) Plum tree in front of 184 SL needs to be removed
    - b) Start list for January tree maintenance project
    - c) Safety trim for Eucalyptus trees at State Park
  2. ARC
  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. 2014-2016 Reserve Study
3. ARC Guidelines for front door lockset replacement
4. Replace concrete light posts

VII. New Business

1. Assembly Bill 805 – revised Davis-Stirling Act – BOD will approve of the new text of the Election Rules, Insurance Disclosure, ARC Policy, & Delinquency Policy
2. Winter Owner Reminder Letter
3. Responsibility to provide information when re-financing or selling units
4. Maintenance Responsibility Matrix
5. 2014 Budget
6. 2013 Fall gutter cleaning project
7. 182 B – possible leaks at stairwell and water heater vent on roof, and re-painting after repairs
8. 172 B – replace top rail - \$125.00 estimate
9. 172 SL – repair dry rot on garage door jamb - \$125.00 estimate
10. 168 SL - Owner requests:
  - a. For HOA to purchase umbrellas for the pool area
  - b. Repair to garage door jamb
11. Review insurance renewals
12. 170 B – Repairs due to sale of unit

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

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October 16, 2013

TO: Bayshore Village Homeowners

RE: Board Meeting

The next Board meeting has been scheduled:

Saturday, October 26, 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](mailto:Lynda@sterlinghoa-mgmt.com).