

Bayshore Village Homeowners Association
Board Meeting

Saturday, September 13, 2014

In the Bayshore Village Clubhouse
Morro Bay

9AM
Agenda

- I. Call to order – By President Janet Gould. Verify a Quorum of the Board
- II. Approval of Minutes - the minutes of the July 12, 2014 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
- IV. Financial Report – August 2014 (Anna)
 1. Dues report
 2. Secretary's Report: Emergency Reserve (R) & Operating (O) Expenditures & Approvals outside of an open noticed BOD meeting. BOD members see Managers Report for complete list.
- V. Committee Reports
 1. Landscape:
 - a) Owner request for upgrades to SL landscaping and Main Street hillside
 - b) Draught and how it affects the HOA landscaping
 - c) Install new plants, create "Landscape Master Plan" on SL hillside
 2. Trees
 3. ARC
 - a) 134 SC – replace 1 window due to sale of unit – approved Aug 20, 2014 by ARC
 4. Repairs & Maintenance
 5. Seagull
 6. Pool and Spa
 7. Security/Pool
 8. Clubhouse
 9. Lift Station
 10. Finance
 11. Webmaster
 12. Policies & Practices
- VI. Old Business
 1. Management Report: Correspondence & Maintenance since last BOD meeting
 2. Update governing documents of the HOA
 3. Spa Area – signs
 4. Re-roof Phase II – structural repairs - \$23,185 estimate
 5. Re-roof Phase II – clean roofs prior to project
 6. Re-roof Phase II – remove & reinstall bird tape on 171-181 SL building - \$130 / hr
 7. Re-roof Phase II – remove and re-install owner-installed bird deterrents
 8. Re-roof Phase II – remove, reinstall and re-align satellite dishes
 9. Charter Communications transition to Digital channels only

VII. New Business

1. Driveway repairs & re-surfacing – Don Phares
2. Renew insurance policies (Master, Umbrella, & Workers Comp)
3. Barbeque Policy and/or install BBQ in pool area for member-use
4. 163 SL – replace steps
5. 147 SC – Owner request for reimbursement for cleaning and disinfecting of attic space
6. 147 SC – replaced 6 screens for venting of attic space (completed)
7. 147 SC – KYLE estimate to install 4 screens on pipes
8. 177 SL – new wood on chimney needs painting
9. 134 SC – new wood needs painting
10. 167 SL – dry rot on east side
11. Sanpei Inspection reports: 144-148 SC; 171-181 SL; 160 B; & 131 SC
12. 160 B – east-facing deck repairs or replacement.
13. 144, 146, 148 SC east-facing decks – repairs or replacements
14. 171-181 SL building – treatments & repairs
15. 138 SC – dry rot on handrail
16. 184 SL – possible termites in the attic space.
17. Paint new wood: 177 SL; 134 SC

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

September 5, 2014

TO: Bayshore Village Homeowners

RE: Board Meeting

The next Board meeting has been scheduled:

Saturday, September 13, 2014
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 27, 2013 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.

PLEASE NOTE THAT YOU ONLY HAVE TO DO THIS ONCE, NOT EVERY YEAR