

Bayshore Village Homeowners Association

Board Meeting

Saturday, August 29, 2015

In the Bayshore Village Clubhouse
Morro Bay

At 9 AM

Agenda

I. Call to order – By President Brian Hodgson. Verify a Quorum of the Board

Formally approve of Sue, as well as Brian, to approve up to \$2,000 per item for operating expenses between meetings

II. Approval of Minutes - the minutes of the June 20, 2015 BOD and Executive Session meetings

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 – July 2015

1. Monthly financials
2. Dues report
3. Emergency Reserve Expenditures approved outside of an open noticed BOD meeting, and operating expense approved by Brian since the last regular BOD meeting (see Manager's Report for list)

V. Committee Reports

1. Landscape:
 - i. Plan to reduce water usage
 - ii. Common Area master plan
2. Trees:
 - i. State Eucalyptus trees & Turkey Vultures
3. ARC:
 - i. 169 SL – formally approve of new window
 - ii. 134 SC – garage door
 - iii. 176 B – enclose deck
4. Repairs & Maintenance
5. Seagulls
6. Pool and Spa
 - i. Re-plaster pool
 - ii. Pool auto re-fill repair
 - iii. Replace Isolation valve
 - iv. Reduce Cyanuric acid the spa
 - v. Spa filter replacement
 - vi. Taking care of minor repairs over the weekend
7. Security/Pool
8. Clubhouse
9. Lift Station – transfer maintenance & repair to the City of Morro Bay
10. Finance – the 2016 budget
11. Webmaster
12. Policies & Practices – Re-stating of Governing Documents Update:
 - i. Secret Ballot Tabulation for the vote to re-state the governing documents:
 - ii. Appoint an Inspector of Election

- ii. CLOSE THE POLLS BOD President calls for a motion after asking the members present if they have turned in their ballot
- iii. ACCEPT ANY CHALLENGES TO THE AUTHENTICITY OR VALIDITY OF ANY BALLOT
- iv. OPEN BALLOTS
- v. TABULATE THE BALLOTS
- vi. ANNOUNCE THE RESULTS
- vii. If it passes what is next?

VI. Old Business

- 1. Purchase Environmental Hazard Insurance?
- 2. 2015 Reserve Components scheduled for repair or replacement plus those that have been deferred from previous years
- 3. Manager's Report
- 4. Charter Bulk-Rate Contract – update from BOD
- 5. Painting projects – update
- 6. Volunteer Liability Waiver
- 7. 2016 Egg Addling – finding a licensed contractor

VII. New Business

- 1. Liability of owners working in the common area
- 2. HOA driveways – patch, slurry & re-stripe
- 3. Fall gutter & downspout cleaning
- 4. 190 SL downspout repair
- 5. 137 SC – damages to wall near the garage
- 6. 132 SC – repair to the deck
- 7. 176 B – damage to west-facing deck
- 8. 129 SC – damage to east-facing garage walls & south-facing wall

VIII. Next Meeting - schedule next regular BOD meeting date

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

August 20, 2015

TO: Bayshore Village Homeowners

RE: Board Meeting

The next Board meeting has been scheduled:

Saturday, August 29, 2015
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 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 December 1, 2014, 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