

**BAYSHORE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
November 17, 2020**

Via Zoom

BOARD MEMBERS PRESENT	STAFF PRESENT
Brian Collier, President	Susan Jensen, General Manager
Sperbeck, Aaron	Jeff Johnson, Maintenance
Bruce Bookman, Director	Karen Leszczak, ACC Inspector
Desiree Cronin, Director	
Rich Zitzow, Jr. Director	HOMEOWNERS/RESIDENTS PRESENT
	Joseph Greeson
BOARD MEMBERS ABSENT	Dale Hanson
Wally Swanson, Treasurer	Mike & Kari Miles
Lena Mashburn LeRoy, Secretary	
	GUESTS
	Darcy Carney, CPA, Carney Consulting

ROLL CALL/DETERMINATION OF A QUORUM

Brian Collier, President, called the meeting to order at 7:00 p.m. A quorum of at least four board members was present.

ADOPTION OF THE MINUTES

Motion: To adopt the minutes of October 20, 2020, as written
 By: Bruce Bookman
 Second: Aaron Sperbeck
 Vote: Motion passed

TREASURER’S REPORT

Darcy Carney, CPA, Carney Consulting, gave an overview of Bayshore’s Third Quarter Financials.

Financial documents are on file at the Association office and owners are welcome to make an appointment with the General Manager to review and discuss.

HOMEOWNER/GUEST COMMENTS

Joseph Greeson. Mr. Greeson commented about the worsening lately of jet noise from the airport. He was looking for ways Bayshore can participate in helping to bring attention to the problem and work towards a solution. The rumble from the jets is similar to that of an earthquake. He suggested having an audio engineer come and document the noise. Neighbor Dale Hanson commended that he can provide contact information for the project manager at the airport. He reported that FedEx is trying to finish a project within three years and there are changing flight patterns at all hours.

Board member Rich Zitzow said he works at the airport. They are in the middle of a five-year construction project. He works for FedEx and reports that they have tripled their flights. He doesn’t

think there will be improvement during the construction period which may be as short as three years. He sees changing flight patterns all day.

COMMITTEE REPORTS

Architectural Control Committee Report

Karen Lesczack, ACC Inspector
November 17, 2020

Business. Many homes have improved their looks after getting projects done such as driveways, paint, replacement fences and roofs.

Community Guidelines draft. The draft is temporarily on hold.

<u>Projects Approved or Denied 2020</u>		<u>Violations and Complaints 2020</u>	
13	Decks	5	Animals
3	Denied	2	BB Hoops
2	Doors	1	Business Activity
19	Driveways	2	Crimes
16	Fences	1	Fence
1	Foundation	1	Greenbelt
1	Gutter	9	Lawncare
2	Lawns	19	No Approval
2	Mailboxes	4	Noise
8	Other	24	Other
35	Paint	81	Parking
4	Roofs	28	Signs
3	Sheds	24	Stored Items
3	Siding	3	Tree Stumps
22	Trees	3	Vehicles
1	Walkway	207	Total
6	Windows		
141	Total		

FACILITY REPORTS

Bayshore Owner Association Maintenance Report

Jeff Johnson, Maintenance Supervisor
November 17, 2020

2020 Projects Completed

SOUTH/PICTURE WINDOW WALL IN EVENT ROOM: This project began in November 2019. The back wall loosened itself, possibly from earthquake movement, from the center glulam

post giving the wall horizontal support. The result was the wall flexing/moving with either a strong wind or other hard push. In working with Board Members Doug Steffen and Wally Swanson, along with an outside engineer, Nelson Franklin, a plan was developed to remediate the problem. A 2" x 10" x 20' board used to push the wall flush with the glulam post and permanently attached the three with 12" fasteners. This would also be carried out on the other two posts supporting the south wall to prevent them from also working loose. Work began in November and continued through January 2020. Of note: the glulam post is not weight bearing.

Update 1/21/2020 Project complete. Scaffolding dismantled, waiting for pick-up Arrowhead Scaffold. Outside wall is done. We had to pull insulation and sheetrock from inside beam; open up and repair. All work was done in-house. COMPLETE

HRU EXHAUST VENT (new 2/13/2020): The housing for the heat recovery unit was deteriorating for several years and needed replacement with stainless steel. Replacement of the exhaust vent, door and floor is in progress. Update 3/17/2020: This project was completed with in-house labor and materials for about \$900. Update July 2020: Jeff replaced both motors and blower fans and it is much quieter. COMPLETE

FIRE ALARM SYSTEM: This project began in April 2019. We had had several false alarms due to our aging fire alarm system. This was addressed in August 2018 by replacing some heat and smoke sensors for \$1,340; however, the issues have continued as the source of faulty alarms remained elusive and we were fined \$1,500 by the fire department. In September we learned the fire box was the center of the false alarms. The box was temporarily repaired, but a replacement was required. Once Architectural drawings were complete, we were able to seek estimates. Proposals for replacement fire alarm system include McKinley Fire Protection \$34,756; GMW Fire Protection \$45,000; and Siemens Fire Protection \$51,624. In November 2019, the Board of Directors approved the bid by McKinley Fire Protection.

Update 1/21/2020: McKinley submitted plans to the Municipality and are waiting to hear back.

Update 4/21/2020: The permit was approved by the Municipality. McKinley Fire has partial completed installation. Work is stalled until additional parts arrive and work will resume shortly.

Update 5/19/2020: The fire system installation is 99% complete and they are doing a few finishing touches. Staff has gone through training.

Update 8/17/2020: The fire system along with final recommendations by the Fire Department are complete. Cost with change orders total: \$33,838.71. COMPLETE

FLOOR DRAIN IN BOILER ROOM (new 2/13/2020): There was a newly discovered hole in the four-inch floor draining in the boiler room. It required repair or replacement. It would involve demolition and repouring of concrete. Board member Brian Collier was shown the area on 2/13/2020. Klebs, Circle and Pinnacle were to submit estimates. Update 3/17/2020 Discussion at Board Meeting: Drain Master came out and found there was about six to 12 inches into the drain there is a 90-degree angle and then there is an additional angle after that. They would have to demo out the first bend to see exactly what is going on in our

existing cast iron line. There was a 4" initial 90-degree elbow and a second bend reduces to 2". This was incorrect plumbing. They could not give an accurate estimate without seeing past the second bend. Therefore, the Board approved \$5,000 to get the initial demo work done.

Update 4/21/2020: The Board reviewed new information by email. Drain Masters had opened up the P-Trap in the pit where the camera had gotten stopped before (final cost \$4,842.50). When they put the camera down the remaining piping toward the main line, they found it was damaged to the point that it needed to be replaced. The cost would be another \$6,000 included in an estimate, for a total cost of \$10,842.50 (see Minutes of Bayshore Board meeting, April 21, 2020, Attachments 1 and 2).

Motion via email 3/23/2020 and confirmed at Board Meeting 4/21/2020:

Motion: To approve the estimates from Drain Master for a total of \$10,842.50
By: Doug Steffen
Second: Brian Collier
Vote: Motion passed

Update 5/19/2020: Work complete for quoted price of \$10,842.50 COMPLETE

Pool Main Drain Line (new 5/19/2020)

Update 8/17/2020: Jeff installed a butterfly valve in the main drain line that allows him to drain the pool entirely from the main drain. Previously, the pool only drained halfway down and then a sump pump had to be used to drain the rest and it took three to four days. Once the butterfly valve was in place, the pool could be drained in one day. Project complete with parts from Chester Pool Systems with in-house labor for \$1,345. COMPLETE

LIGHTING FOR COMMUNITY SIGN: This project began in 2019, looking into the possibility of providing electric to the area including a light to shine on the sign. A roof was added over the top of the sign in anticipation of adding lighting. The electric solution proved too expensive, with estimated costs of over \$7,000. Update 1/21/2020: I am currently working with Lime Solar on providing a solution for around \$1,000. Update 2/18/2020: Did not hear back from Lime Solar. Bid from ANC Renewable Energy Systems came in at \$3,449.49. Update 3/17/2020: Suggest we wait until summer for action on solar and seek additional bid. In the meantime, we can ask the Muni to install an extra light arm to the existing pole on the intersection and that will also help with lighting if they will do it. Update 4/21/2020: A request to install additional arm to existing light pole has been submitted to the Municipal Street Lighting Department. Update 9/14/2020: Street Maintenance reported to Karen Leszczak, Bayshore ACC Inspector, that the request was submitted to the contractor in June to install the arm. Update 10/20/2020: The additional lighting arm has been installed. COMPLETE

BELC/CLUBHOUSE PLAYGROUND (new 6/1/2020): Update 9/15/2020. In order to comply with safety standards for a licensed center playground, Bayshore Early Learning Center (BELC) had to replace pea gravel and add additional height to area around the play structure. This is the only area that they were out of compliance on the annual summer review by the Municipal Health & Human Services Department (licensing agency). The pea gravel had been in place for more than a decade. By this year, sand and gravel had caused it

to be compact and therefore not sufficient as ground cover under the play structure. The cost to replace pea gravel, sand box and add new border by Professional Services was \$12,400. The cost to add a concrete sidewalk between the pea gravel and sand box by GMG General was \$2,836. Total project cost \$15,236. COMPLETE

BOILER REPLACEMENT (new 8/18/2020)

On July 24, 2020, two pinhole gas leaks were discovered. Enstar responded. They reported that the leaks were not dangerous, but enough to smell. They marked the place and then opened a hood to alleviate the smell. Same morning a repairman from MacDonald Miller Alaska came over to investigate and make repair. After spending several hours, the tech shut off the boiler due to safety issues. The boiler is at life end at 35+ years and must be replaced.

Bids were sought from MacDonald Miller Alaska, Pinnacle Mechanical and Mainline Mechanical for the Board to review.

Discussion at Board Meeting 8/18/2020: There was a robust discussion about the boiler and possible solutions. Ultimately the Board decided that Bayshore should hire its own Mechanical Engineer to determine the boiler needs of the clubhouse. Rich Zitzow suggested a Bayshore neighbor who is a professional boiler installer come see the boiler and give his advice. Susan Jensen will contact an engineer recommended by Wally Swanson.

Update 9/15/2020: Mechanical Engineer Gregory Jernstrom was hired by Bayshore as suggested at the board meeting in August. He provided information to the contractors for Bayshore's specific needs. Subsequently, we received updated proposals from three firms to replace the boiler: MacDonald Miller, Pinnacle, and Main Line. He advised that each firm was capable and that we could reasonably go with the lowest bid. The Board acted on the lower proposal that came in from Main Line Mechanical. Mr. Jernstrom also advised that it would make sense to replace our 13-year-old boiler at this time. Main Line's water heater proposal was also the lowest cost.

Motion:	To approve the proposals from Main Line Mechanical for two boilers for \$78,822 and for a new water heater for \$12,951 for a total of \$91,773.
By:	Wally Swanson
Second:	Rich Zitzow
Vote:	Motion passed

Update 10/20/2020: Main Line quickly moved to get started on this project. One boiler is complete with heat going to the building. The other boiler is in place and will carry the load for the swimming pool and hot tub. Update on work from Thomas Cooper at Main Line: They just received the last pump for the Jacuzzi and it would be installed on October 21 along with finishing up the piping side of the system. Then they would start the insulating of the piping system so they can retain as much heat and efficiency as possible. The pool side of the system has been installed and it heating the pool and Jeff is prepping the pool for use. Controls would be finalized by October 23. October 30th is goal for pool opening.

Update 11/17/2020: The two new boilers are up and running. Pool was reopened to residents with restrictions on usage due to pandemic. Final costs for two boilers \$78,822;

insulation \$7,560; and air freight \$1,385. Funding was from Board Designated Dues Savings: \$70,000 from Emergency Reserve Account at Denali FCU and \$7,767 from Alaska USA Savings for a total of \$87,767. Additional cost for design by Mechanical Engineer Gregory Jernstrom was \$7,250 with funding from Alaska USA Savings. Total cost for all \$95,017. COMPLETE

REPLACEMENT OF WATER HEATER: Main Line Mechanical installed a replacement water heater. Estimate of cost is \$12,951. Update 10/20/2020: Work complete, waiting for final bill. *Update 11/17/2020:* Funding from Board Designated Dues Savings at Alaska USA for total of \$12,651. COMPLETE

2020 Projects in Progress

Men's Locker Room Drain

Men's locker room had long-standing floor drainage issue. Only one out of four drained freely. Unfortunately, the other three were going to take demolition of tile and concrete floor to repair according to plumber. It was possibly a T section that was corroded. It has been this way for a long time so was not an emergency; however, it needed to be addressed. History and resolution below.

On April 20 2017 Drain Masters came out for an onsite visit and reported:

Upon arriving found three floor drains in men's locker room was draining slow. Was able to put water down any three drains and they'd all back up same time. Found there all tied in and its one clog affecting all three drains. Found one drain had a 90-degree elbow at bottom and another had tee at bottom. Neither had p-trap. Third drain did however have p-trap but if i snake from drain with p-trap snake goes through drain with tee and comes over to drain with elbow. Camera inspected from drain with p-trap and found camera goes 2' and comes up to a 90-degree elbow with water. Re-camera inspected from tee back towards drain with p-trap and found at 4' line comes to standing water with another elbow. Found it is a p-trap that is not exposed above ground. Also found blind tee that is right in between both p-traps that are 2' apart from each other. Was unable to get any auger through p-trap that is not exposed and was also unable to get snake down blind tee. Tried snaking from floor drain with tee and with p-trap. Was unable to get line draining better. Still drains slow.

Recommended digging p-trap that isn't exposed and also getting access to blind tee to install cleanout. Quoted client \$7,500 to dig all three drains and install p-traps to all three and expose cleanout.

Update 3/17/2020 Discussion: The Board waited on final estimates as they revisited this issue for repair during shutdown of pool. Board Director Doug Steffen offered to work with Jeff to review bids and advise. Susan would forward bids to all.

Update 4/21/2020: This project was discussed by the Board via email. Specifically, whether to get a new bid from Drain Master which would require camera work that would cost \$678. Video findings are only good for six months so a new video would have to be obtained if we planned to move forward with project.

Motion via email 5/12/2020 and confirmation at Board Meeting on 5/19/2020:

Motion: To approve the estimates from Drain Master for a total of \$9,850
By: Wally Swanson
Second: Kari Miles
Vote: Motion passed

Update 8/18/2020: Project complete for \$9,850.

Update 9/14/2020: A small area near floor was left open by contractor and must be closed up with a removable cover. Jeff has contacted the contractor.

Update 10/19/2020: Contractor confirmed they will make repair.

Update 11/17/2020: No action in past month. Sent email making request for action early last week. No contact back by email or phone. Still waiting to hear back.

POOL COLUMN DEGRADATION (new 5/19/2020)

On April 21, 2020, Dale McCoy, P.E. performed a visual inspection of the columns in the pool area of the Bayshore Clubhouse building. The columns showed signs of extensive corrosion and it is his recommendation that they be replaced no later than the end of 2021 (see Minutes of Bayshore Board Meeting, May 19, 2020, Attachment 1).

Motion at Board Meeting on 5/19/2020

Motion: To approve up to \$2,000 for an engineering design by Dale McCoy, P.E.
By: Kari Miles
Second: Brian Collier
Vote: Motion passed

Update 10/20/2020: Engineering design for column replacement is attached (Board Packet, October 19, 2020, Attachment 1). Jeff Johnson was seeking the Board's advice on which companies he should contact for proposals to do the replacement. Contractors for this type of work are small contractor, but licensed and insured. Too small a job for big contractors. Wally Swanson sent one suggestion by email and encouraged others to send Jeff suggestions. Final cost for design was \$2,450.

Update 11/17/2020: One estimate received and another is pending.

PERIODIC INSPECTION OF MAJOR SYSTEMS (new 9/15/2020): Systems to be inspected will include annually the main water heater, kitchen water heater, fire system, boilers, and HRU. Semi-annually will include equipment in Fitness Center. Monthly it will include the playground at the Clubhouse and the playground in Central Park. Update 10/20/2020: currently being worked on and contacts are being made. IN PROGRESS

Possible or Proposed near Future Projects

SWIMMING POOL LOWER WALL MATERIAL REPLACEMENT: Started in 2019, this project would replace the tile around lower wall around swimming pool with tile or RFP (reinforced fiberglass product). This is the material we used around the hot tub and in the adjacent storage room. By November, we had three proposals: 1) Pard LLC \$51,955; 2) R & D Tile \$46,510; and 3) Reliable Renovation \$61,825. As part of the review process, I opened up two holes in the east wall so that companies could see inside. We learned that prior to any tile work on the east wall, the concrete foundation wall may need repair. Update 1/21/2020: I closed up the holes on the east wall and replaced some of the tiles on the west side near the water fountain. More tiles need to be replaced near the water fountain as tiles in that location continue to fall off. A review of the foundation issues must wait until summer at least. PLACEHOLDER

EARTHQUAKE RELATED: Update 5/19/2020: Earthquake related cracks have been found in the lower level of the clubhouse: 1) Two cracks above the entry door to the women's locker room; Cracks in the ceiling above the women's toilet near the corner in the shower room; and 3) Two cracks in the pool area on the northeast and southeast corners. An estimate has been requested. Update Aug 2020: Jeff will be contacting ASD and/or AWWU to inquire about repair to greenbelt for damage that occurred as a result of equipment that travelled over the greenbelt with special permission after a watermain ruptured post Nov 30, 2018, 7.1 earthquake. Update 9/15/2020: Jeff contacted AWWU. Jeff got in touch with John Kaiser who was involved a few years ago when AWWU did a water main update in the neighborhood a few years back. He will come over for a site visit. Update 10/20/2020: Mr. Kaiser came to inspect and said that AWWU has done what they can and recommended Jeff contact ASD Maintenance Department. Jeff contacted the Jason Lambert, ASD Maintenance Director (907-348-5154 and lambert_jason2asdk12.org), who told him they had already inspected the area. They will have Roger Hickel Contracting perform reparation next spring. PLACEHOLDER

POND AREA LIGHTING: The pond area lighting has failed and now has only one out of eight lighting still working. This area can be quite dark in the winter. The Board is looking at lighting ideas and costs. This will be a large project with funds coming from Capital Projects. In July 2018, I met with Board Member Wally Swanson and Meg Girard in July. Mr. Girard is an electrical engineer. We walked around the Boardwalk and discussed lighting possibilities. An old Bayshore Lake study was located, scanned and sent to Board of Directors for review. PLACEHOLDER

CLUBHOUSE FRONT AREA: Project to include lighting to building exterior and parking area, front of building facia, concrete stairs, entryway, parking lot surface, dumpster enclosure and landscape of island. PLACEHOLDER

EVENT ROOM WALLS (new 3/17/2020): At the March board meeting, the Board discussed with Jeff doing something to lighten the wood in the event room, especially the lowest six feet. They felt replacing the wood in the event room would be too expensive. They discussed hiring a designer to look at the narrow issue of what the event room and inside entrance could look like and then make improvements with that plan in mind. Wally would look into a designer. PLACEHOLDER

GRAVEL PATH TO POND FROM MARATHON/SLEEPING LADY (new 9/15/2020). Next spring the packed gravel pathway needs a little extra material and repacking. PLACEHOLDER

No Action in Immediate Future

LIFT/ELEVATOR: At the October 15, 2019, Board meeting, there was a discussion about the possibility of a 'lift' as opposed to stair lift. It takes up less space and can accommodate a wheel chair. It is comparable cost to a stair lift and can be installed in a commercial building. This possibility is being looked into. An architectural as-built was done in late 2019 that will help determine a location possibility. Update 3/17/2020: Research into this issue showed that an elevator would be a structural change that would take away square footage from the early learning center if put in now. It could be a part of future upgrades of the building in the future, but not feasible at this time. NOT FEASIBLE AT THIS TIME

REHABILITATION OF POOL DRAIN LINES (new 4/21/2020): An estimate from Drain Master on 3/31/2020 covers rehabilitation of the pool drain line and 2" line in the wall; rehabilitation of the 4" cast iron drain line leading from the pool to the drain pit in the mechanical room. Rehabilitation of the 2" line located in the wall. The product carries a 50-year limited warranty against materials and installation. They recommend using trenchless technology to permanently rehabilitate the existing sewer line to prevent future corrosion, deterioration, and root infiltrations. The bid is for \$10,751.25, but gives a discount of \$4,425 due to work already being conducted in the mechanical room, for final total cost of \$7,502.25 (see Minutes of Bayshore Board Meeting, April 21, 2020, Attachment 3). NO ACTION IN IMMEDIATE FUTURE

Miscellaneous projects around the grounds and clubhouse

- New keys to BELC locks in kitchen; complete as of 1/21/2020
- Carpet replaced in office mail room; complete as of 1/21/2020
- Boiler room mold abatement project from 2019. Sheetrock in place including mini-door for future access; complete as of 1/21/2020
- Hot tub circulation pump replaced, complete as of 1/21/2020
- Replace bolts on outdoor benches so they are flush with wood, complete 4/21/2020
- Eave on SE roof of event room repair complete with in-house labor 7/15/2020
- Emergency exterior exit from swimming pool; stairs replaced with boards salvaged during replacement of boardwalk and with in-house labor. Stair stringers purchased from Lowes for \$19.97 and with additional treated wood from SBS for \$143.31 8/18/2020
- Concrete repaired on west exterior clubhouse stairs by in-house labor and concrete supplies that were in inventory in 8/18/2020
- Numerous beetle-killed trees have been removed from the greenbelt with in-house labor this year.
- Downed birch tree in Bayshore greenbelt bordering Resolution Pointe Subdivision was removed by in-house labor 8/18/2020
- Tempering valve installed in small sink in BELC to moderate water temperature 11/17/2020

Grounds maintenance

Arctic Green has honored the 2019 rate to care for the more than 13 acres of landscaped common greenbelt in 2020 and 2021. At the September 17, 2019 Board meeting, the Board of Directors gave approval to renew the contract.

Bayshore Early Learning Center

Kim Carlson, Administrator

November 17 ,2020

Program Update

Happy Thanksgiving Season! Winter has definitely arrived. Children have enjoyed the new snow and we are looking forward to sledding and building snowmen.

As mentioned last month, Picture Day, PJ and popcorn party, as well as a visit from the Anchorage Fire Department all occurred during our "Fun Festivities Week" the last week of October. Each day of the week, the children dressed up according to the day. We had crazy hair, sports, backward clothes day, dress up for pictures and PJ day.

The Anchorage Fire Department brought a delightful presentation of "Kitchen Fire Safety." The students were able to dress up in "Firefighter" clothing and participate in fun obstacle courses. They each received a well-stocked goodie bag as well.

BELC has been operating since May with many precautionary policies in place to keep us healthy. However, we experienced our first positive case of COVID earlier this month. The center closed on November 9, 2020, and will reopen on November 20, 2020. We are very thankful that at this time, there have been no other positive cases in staff or students. We believe that our policies of masks and continuous cleaning helped prevent the spread of virus. BELC staff will review and revise our training policies and mitigation plans as needed to maintain our high level of safety protocols.

Teachers have finished fall assessments and will conduct phone conferences for those parents wishing to discuss their child's individual progress.

Enrollment

Full-Day Preschool Program (Dragonflies Age 3-4)

There are currently 7 Dragonflies under the incredible guidance of Miss Mary Ann. We have moved some children up to the next class and are offering spots for new 3 years old children.

Day Pre-Kindergarten program (Grasshoppers and Ladybugs Ages 4-5)

The Pre-Kindergarten Grasshopper and Ladybug classroom have gone from 13 to 15 students enrolled. Mr. Rickey, Miss Jen and Miss Nicole nurture and educate this energetic and inquisitive group.

Before-After Program (Butterflies Grades K-1)

The Before-After Care currently has 10 of 10 students enrolled. We are full!

Staff Update

Mr. Harrison accepted a position with South Central Foundation more closely aligned with his education that is not in early learning. We will truly miss him and wish him the best of luck in his new job opportunity.

Going Forward

We have two new part time employees who will work with our Before/After school students. Ms.

Bethel, an experienced school nurse assistant, will spend the mornings with students and one of our UAA students, Miss Seng, will work with this class in the afternoons. We are looking forward to having them join our awesome team.

Due to the current health situation in Anchorage, our Thanksgiving Celebration will be child-focused this year. We plan to have fun crafts and tasty treats as the children and staff spend next week together at the center.

Bayshore Clubhouse Event Report

Glenn Hagberg, Event Manager

November 17, 2020

Events

Anchorage’s acting mayor has placed tighter restrictions on gatherings size and indoor gatherings with food and beverages are now limited to 10 people. That has affected a number of clients who were hoping to hold their event within the previous 30-person maximum. Others have had to cancel because they can’t foretell the future and travel plans must be made. A number of potential clients have called and were unaware of the City’s restrictions. For larger groups, the only way around the restrictions is to hold their event in the Mat-Su Valley or the Kenai Peninsula. That is something many don’t want to do because they don’t want their guests to have to travel in the middle of the winter.

EVENTS	Non-owner	Owner large	Owner small	In-House Association
October 2019	5	1	17	4
October 2020	3	0	5	2

There were a number of walk-throughs/tours/site inspections and more that are not included in the above numbers.

Anchorage Wedding Fair

The annual Anchorage Wedding Fair held in January each year at the Dena’ina Center is going virtual in 2021. It will be a three-day virtual wedding fair with vendors hawking their wares from afar. We will feature an informative description of the facility, six photographs and contact information.

OLD BUSINESS

Boiler Replacement. Covered under Maintenance Report.

Pool are Column replacement. Covered under Maintenance Report.

NEW BUSINESS

2021 Operations Budget. The Bayshore Board of Directors met with Darcy Carney, CPA, and Susan Jensen, Bayshore General Manager, in a Budget Workshop on November 10 to review the proposed budget and supporting documents. For this Board Meeting, Darcy and Susan went through the budget for homeowner guests and Board members and answered additional questions. The budget

took into account the effect the COVID-19 Pandemic may have on income and expenses in 2021. The Board will conduct a second budget workshop on Saturday, December 5, 2020, at 9:00 a.m. in person at the Clubhouse.

Ideas for increase in income included having ice skating parties (flood tennis court), rent canoes for pond (pond needs to be dredged), rental of swimming pool (unable as private club with grandfather building rights); use event room for private theater showings; and television for private parties and developing Tract-F to hold recreational vehicles for neighbors. Best income source for event room is outside rentals such as weddings that bring in nearly \$3,000 in one day.

MEETING ADJOURNED at 8:00 by Brian Collier, President.

Respectfully Submitted,



Lena Mashburn LeRoy, Secretary

Approved: January 19, 2021
(date)

No attachments