

**Alaskan Bay Owners Association, Inc.**  
**P. O. Box 220012**  
**Anchorage, AK 99522-0012**

**Minutes of Annual General Meeting February 9, 2005**  
**Board Meeting**

Attendees: Eric Persson, Vince Porto, Cathy Poulos, Chris Robertson, Leon & Anne Bridges, Kathleen Geller, George & Betsy Ives, Conradus & Robin Jager, Doug & Lisa Ka'aihue, Allison Lausten, Todd Loudon, Patrick Phillips, Gary & Lisa Rogers, James Scherr, Marie Steele, Cheryl Stewart, Jordan Wiess

Board Members absent: Jim LaBau, Jennifer Robertson

Quorum

- ? Eric Persson opened the meeting at 7:06pm and established a quorum with a minimum of 10 percent of the Homeowner's Association represented either in person or by proxy. Proxies were received for 15 homeowners, 17 properties were represented in person.

Board of Director's Roll Call

- ? Eric presented the board, two members absent; Jim LaBau, Jennifer Robertson.

Proof of Notice of Annual Meeting

- ? President Persson presented the notice, ballot, proxy, and newsletter that were mailed to all homeowners in a timely manner informing them of the annual meeting.

Approval of minutes

- ? The minutes of the December 2004 Board meeting were reviewed.

*Motion to accept the December 2004 minutes as presented.*

Moved by Eric Persson, seconded by Chris Robertson. **Carried**

President's Report

- ? Eric reviewed the ABOA's purpose and philosophy of safety, quality, desirability, and values relating to maintaining the standards of the neighborhood.
- ? Eric discussed the improved communication in relation to the website and the e-mail.
- ? Eric reviewed the purpose of the Board of Directors and the responsibilities of each member. He recognized the outgoing members; Jim LaBau, Chris and Jennifer Robertson, and himself.
- ? Eric recognized the volunteers and non-board members that assisted the Board during the past year: Bill and Marie Steele for their help with the picnic, path snow removal, newsletters, Architectural Control, and the Spring Clean Up; David Riley for his active participation as the Accountant.
- ? Eric reviewed the Association's accomplishments for 2004:
  - E-Mail capability through the ABOA website.

- Working with the Anchorage School District to dissuade them from fencing Mears Middle School.
- Supporting the street reconstruction project.
- A very successful neighborhood picnic.
- The surveying of Tract L which is a common property path into Tract I on the east side of Bettles Bay Loop.
- Working on a Master Plan for Tract I
- Repair and refinish of the 100<sup>th</sup> Avenue fence.
- Repair and refinish the 100<sup>th</sup> Avenue Bayshore sign and lighting.
- Coordinating with the MOA on the KFQD park drainage issue in conjunction with the Bayshore Drive reconstruction project.
- The increase in the fee for late payment of homeowner dues.
- Coordination of snow removal from the Mears pathways between the Anchorage School District and the Association.

*Motion to accept the President's report.*

Moved by Cathy Poulos, seconded by Chris Robertson. **Carried**

#### Financial Report

- ? Cathy presented the 2004 income statement and balance sheet for review and discussion. Discussion was held on the large expenses, i.e. grounds and accounting services.

*Motion to accept the Financial Statements as presented.*

Moved by Todd Loudon, seconded by George Ives. **Carried**

- ? Eric reviewed the 2005 budget proposal. Discussion was held on various items; the lack of a volunteer effort could lead to a need for a management service company taking over some of the responsibilities of the ABOA, the review of the various income items listed on the budget, and the current cash balance available.

*Motion to research pricing, services, and references for a professional management service company with the intent of providing ABOA homeowners information in the spring newsletter.*

Moved by Vince Porto

Discussion regarding the levels of service, cry for volunteers, determination of actual intent of this action. ABOA should look into stiffer penalties.

*Motion to include in the spring newsletter why the ABOA is moving in this direction and that if the Board receives adequate volunteer efforts within 30 days of the newsletter there will be a comment period to voice opinions and the Board will act on behalf of the homeowners.*

Moved by Jordan Wiess, seconded by Pat Phillips. **Carried**

*Motion to accept the ABOA 2005 budget as presented.*

Moved by Jordan Wiess, seconded by Cheryl Stewart. **Carried**

#### Grounds Report

- ? With the absence of Jim Labau, Eric Persson read Jim's annual report concerning 2004 activities and anticipated 2005 activity.

#### Architectural Control Committee (ACC)

- ? Chris Robertson reviewed 2004 activities, apologizing for being somewhat derelict in his duties.

#### Vehicular Control Committee (VCC) Report

- ? Issues discussed relating to vehicular control centered around MOA violations that the ABOA has no direct authority over, i.e., parking in cul-de-sacs, parking the wrong way on the street, etc. MOA parking ordinances address parking. Maybe it is time for the ABOA to step in and take action to update the CC&Rs on this issue.

*Motion to accept the Architectural and Vehicular reports.*

Moved by George Ives, seconded by Cathy Poulos. **Carried**

#### Election of Board Members

Discussion was held regarding the difference between the ABOA Board of Directors and the positions of President, Vice President, Secretary, and Treasurer. It was clarified that the vote is for the ABOA Board of Directors. Filling the various positions was the first order of business for the new board.

The floor was opened for nominations. Three vacant positions need to be filled. Joe Young nominated George Ives, he accepted. Marie Steele nominated Jordan Wiess, he accepted. The current ballot included Jim LaBau, Gary Rogers, and Lisa Ka'aihue. Lisa Ka'aihue removed herself from the ballot. Votes were taken from the homeowners present. Jim LaBau received 11 votes, Jordan Wiess received 11 votes, Gary Rogers received 10 votes, George Ives received 6 votes. The Board will cast the proxy votes in the same manner as the population.

*Motion to accept the ballots as they stand, voting Jim LaBau, Jordan Wiess, and Gary Rogers to the ABOA board.*

Moved by Cathy Poulos, seconded by Pat Phillips. **Carried**

#### New Business

- ? Sale of a portion of Tract I to George and Betsy Ives:

Discussion was held on:

- The history of the Tract I purchase and the Ives' intention to purchase enough of the entry into Tract I to make future development there impossible.
- The Board's previous discussions and position on the issue.
- Why a 2/3 "yes" vote was necessary and why a "no response" was viewed as a "no" vote.
-

*Motion for the Board to prepare a follow up plan to better understand the values of all of ABOA's common properties.*

Moved by Jordan Wiess, seconded by Lisa Ka'aihue.

- Discussion included fair market value estimation criteria, establishing methodology, what the alternatives might be, the actual purpose of the motion, what is to stop all other bordering homeowners to want to purchase.

**Motion failed 4 yes votes / 8 no votes.**

Tallied votes for the proposed sale of a portion of Tract I to George & Betsy Ives. A total of 21 "yes" votes were received. Since a "no response" is a "no" vote, 111 "no" votes were received.

The proposition failed.

*Motion to accept the ballots as they stand.*

Moved by Lisa Rogers, seconded by Chris Robertson. **Carried**

? Open to the floor

- Todd Loudon discussed how the care and attention given the neighborhood has been lacking with the present board. He presented a list of homes and items that needed attention. He will present the list to the new board for action.

? Volunteers for Block Party, Welcoming, Architectural and Vehicular Committees

- George Ives, Eric Persson, Lisa Rogers, Lisa Ka'aihue, Marie Steele, and Todd Loudon volunteer their services.

? Next Meeting

- The next meeting is scheduled for 2/16/05 @ 7:00 pm.

*Motion to adjourn.*

Moved by Jordan Wiess, seconded by Lisa Rogers. **Carried**

Meeting adjourned 9:15 pm.

**Alaskan Bay Owners Association, Inc.**  
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**Minutes of February 16, 2005**  
**Board Meeting**

Attendees: Eric Persson, Jordan Wiess, George Ives, Marie Steele, Todd Loudon, Cathy Poulos, Gary & Lisa Rogers, Chris & Jennifer Robertson.

Board Member absent: Jim LaBau

Quorum

- ? President Jordan Wiess opened the meeting at 7:07pm and established a quorum with a minimum of four board members present.

New Business

- ? Setting Board Positions – Discussion was held on position descriptions, responsibilities, and expectations. Lisa Ka’aihue was telephoned as she expressed interest in volunteering. She was not available.. Cathy Poulos stated she would prefer to retain the Treasurer position. Jordan agreed to fulfill the position of President if no one else stepped forward. Cathy Poulos stated that one of the reasons the ABOA exhausts their presidents is that there is not an active Vice President. She volunteered to be Vice President in an effort to better assist the President. Gary Rogers would like to volunteer for the Treasurer position if Cathy was willing to give it up. Chair positions were discussed. Jim LaBau stated prior to leaving that he wished to remain chair of the Grounds committee. At the conclusion of the discussion, board positions were determined as follows:

President: Jordan Wiess  
Vice President: Cathy Poulos  
Secretary: Marie Steele  
Treasurer: Gary Rogers  
Architectural Control Committee Chair: Gary Rogers  
Vehicular Control Committee Chair: Todd Loudon  
Grounds Committee Chair: Jim LaBau

- ? Future Board meeting dates – March 21, 2005, April 18, 2005, May 16, 2005.

*Motion to adjourn.*

Moved by Eric Persson, seconded by Jordan Wiess. **Carried**

Meeting adjourned 7:43 pm.

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**Minutes of February 16, 2005**  
**New Board Meeting**

Attendees: Jordan Wiess, Cathy Poulos, Gary Rogers, Lisa Rogers, Todd Loudon,  
George Ives, Marie Steele, and Eric Persson

Board Members absent: Jim LaBau and Vince Porto

Quorum

? President Jordan Wiess opened the meeting at 7:45 pm and established a quorum with a minimum of three board members present.

*Motion to accept remainder of Eric's meeting agenda (Active Issues Review) for incoming board to review with outgoing board members at this time.*

Moved by Gary, seconded by Cathy. **Carried.**

Active Issues Review

- a. 100<sup>th</sup>/Bayshore intersection proposal from Dean Karcz/PTS
  - ? Proposed rounding of southeast corner of Bayshore Drive and 100<sup>th</sup> by rock wall with Bayshore sign and behind Whale Bay homes.
  - ? Reduced maintenance costs for ABOA grounds.
  - ? MOA would rebuild rock wall.
  - ? Need to protect homeowners on Whale Bay Circle.
- b. Snow removal on Mears pathways
  - ? Recommendation to contact Joe Young from Western Enterprises.
- c. Signage Repair/landscape rework
  - ? No plans at this time.
- d. House rules modifications for pets & parking
  - ? Leave to new board
  - ? House rules are interpretation of CCRs by governing board
  - ? House rules need to be brought up to date
  - ? Parking opposite traffic flow is a problem on Bettles Bay
  - ? Speed bumps on Eshamy
- e. Leaf Miner contract
  - ? Jim will get ball rolling much earlier this year
- f. Tract L pathway
  - ? Jim will need to update new board.
- g. Tract I master plan
  - ? Vince will need to update new board.
- h. Website
  - ? Chris Robertson will have a handbook by the end of July
  - ? Will update website with new board members contact info tonight

Future meetings

- ? Third Monday of each Month at Jordan's home, 3011 Admiralty Bay, 7 p.m.
- ? 21 March
- ? 18 April
- ? 16 May

*Motion to adjourn.*

Moved by George, seconded by Gary. **Carried**

Meeting adjourned 8:30 pm.

**Alaskan Bay Owners Association, Inc.**  
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**Minutes of March 21, 2005**  
**Board Meeting**

Attendees: Jordan Wiess, Cathy Poulos, Gary Rogers, Todd Loudon, Marie Steele, Bryce and Christine Burger from 10001 Whale Bay, Terry Schoenthal, design engineer for Bayshore Road project and president of Bayshore Homeowners Association, Robert Palmer, MOA PM&E project manager

Board Members Absent: Jim LaBau, Vacant Seat

Quorum

- ? President Jordan Wiess opened the meeting at 7:08 pm and established a quorum with minimum of three board members present.

Approval of Minutes

- ? The minutes of the AGM meeting were reviewed.

*Motion to accept the AGM meeting minutes with noted changes.*  
Moved by Cathy, seconded by Todd. **Carried.**

- ? The minutes of the old board meeting minutes of 16 February were reviewed.

*Motion to accept old board meeting minutes of 16 February as presented.*  
Moved by Gary, seconded by Todd. **Carried.**

- ? The minutes of the new board meeting minutes of 16 February were reviewed.

*Motion to accept new board meeting minutes of 16 February with noted changes.*  
Moved by Jordan, seconded by Cathy. **Carried.**

President's Report

- ? Jordan noted the Bayshore sign on Bayshore Drive is owned by the ABOA. The West Bayshore Homeowners Association pays for maintenance and lighting.  
? Complaints of dog poop behind 3132 Bettles Bay.  
? Discussed new fire station opening at Southport/Discovery Bay.

*Motion to accept president's report.*  
Moved by Gary, seconded by Cathy. **Carried.**

Treasurer's Report

- ? The treasurer's report was reviewed.

*Motion to accept the Treasurer's report.*

Moved by Todd, seconded by Cathy. **Carried.**

#### Grounds Report

- ? Jim LaBau absent, no grounds report.

#### Architectural Control Committee (ACC) Report

- ? Looking for volunteers for 3 member architectural committee to meet regularly, separate from monthly board meeting.

*Motion to accept the ACC report.*

Moved by Jordan, seconded by Cathy. **Carried.**

#### Vehicular Control Committee (VCC) Report

- ? Trailer at 10001 Whale Bay will be moved.
- ? Researched MOA regulations concerning vehicles parked on street more than 24 hours – Call MOA hotline, leave a message. MOA appears very proactive, vehicle red tagged within 24 hours of leaving message.

*Motion to accept the VCC report.*

Moved by Cathy, seconded by Gary. **Carried.**

#### Welcoming Committee

- ? Personal welcomes were given to
  - ? 2931 Admiralty
  - ? 3011 Bettles Bay
  - ? 10040 Eshamy
  - ? 3043 Eaglek Bay

*Motion to accept the WC report.*

Moved by Todd, seconded by Cathy. **Carried**

#### Old Business

- ? Robert Palmer, MOA PM&E project manager, and Terry Schoenthal, design engineer for Bayshore Road project and president of Bayshore Homeowners Association presented initial design of Bayshore Drive reconstruction project and Bayshore Drive/100<sup>th</sup> intersection reconfiguration.
  - ? Issues
    - ? Intent is park-like setting
    - ? Resolve non-standard intersection
    - ? Removal of rock wall and trees
    - ? Narrowing of Bayshore Drive
    - ? Current intersection is not unsafe
    - ? Design drawing shows minimum radius for current speed limit, new wall follows curvature
    - ? Public-use easement, MOA will need to purchase property
  - ? Owners of 10001 Whale Bay expressed concern of new roadway being eyelevel with their second story deck

- ? Slope is quite steep between road and their back yard. Concerns with runoff from road flooding yard
- ? Noise issues
- ? Other issues brought forward from those present:
  - ? Reconfiguration of Bayshore/100th intersection likely to create drag way
  - ? Teenage drivers already a problem
  - ? Affected tracts belong to homeowners. 2/3rds vote of membership required to sell common properties
  - ? Speed zone before and after curve will decrease radius of curve, be more traffic calming, affect homeowners less
  - ? Drainage issue at corner of KFQD Park and Bayshore Drive across from school
    - ? Mr. Palmer stated that road money can't be spent on parks, knowing the cause of the lack of drainage will help determine if it can be corrected with road project
    - ? Cathy indicated she believes the drainage from the park was not connected to the road storm drains
- ? Information, comment solicitation, and contact information can be found at [BayshoreProject.com](http://BayshoreProject.com)
- ? Action Items
  - ? All done except website handbook
- ? Unpaid Dues
  - ? Only one, if not paid by April will put lien on home
- ? Property Management
  - ? Research issue
  - ? Bayshore Homeowners Association has part-time property management
  - ? ABOA not getting volunteer support it needs to maintain values established in CC&Rs
  - ? Bylaws allow for increasing homeowner's dues based on consumer price index from 1979 to present. Could result in dues as high as \$1200.
- ? Ive's proposed common property purchase
  - ? Cathy will draft letter stating actions at AGM meeting and boards resulting position
- ? Todd will temporarily repair signs at subdivision entrances until Jim comes back & initiates repair
- ? Vacant Position
  - ? Remaining 4 board members appoint
  - ? Jordan will contact George Ives and see if he is still interested in serving

### New Business

- ? Newsletters
  - ? Spring Newsletter
    - ? Notify homeowners of Bayshore reconstruction project, April public meeting
    - ? Possibility of privatizing property management
    - ? May 21<sup>st</sup> Annual Picnic
    - ? Leaf Miner recruitment
    - ? Spring Clean-up dumpsters
  - ? Early Summer Newsletter
    - ? Present research, cost estimates, proposed management options
    - ? Update on Bayshore drive design

ABOA Minutes 21 March 2005

? Future Board meet dates – 20 April 2005.

*Motion to adjourn.*

Moved by Gary, seconded by Cathy. **Carried**

Meeting adjourned 9:50 pm.

**Alaskan Bay Owners Association, Inc.**  
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**Minutes of April 20, 2005**  
**Board Meeting**

Attendees: Jordan Wiess, Cathy Poulos, Gary Rogers, Todd Loudon, George Ives,  
Mrs. Ives, Chris Turletes, Marie Steele, and David Riley

Board Members absent: Jim LaBau, Vacant

Quorum

? President Wiess opened the meeting at 7:05 pm and established a quorum with a minimum of three board members present.

Approval of minutes

? The minutes of the 21 March board meeting were reviewed.

*Motion to accept the March board meeting minutes with noted changes.*

Moved by Gary, seconded by Cathy. **Carried**

Presidents Report

? 10101 Eshamy Bay warned MOA prohibits open burning, danger to neighboring homes.

? House rules have been updated with dates of last changes.

? <http://www.communitycouncils.org> Website published for all Anchorage Community Councils.

*Motion to accept the March Presidents Report.*

Moved by Cathy, seconded by Gary. **Carried**

Treasurer's Report

? Last unpaid dues has called and said check is in the mail.

*Motion to accept the March Treasurers Report.*

Moved by Cathy, seconded by Gary. **Carried**

## Grounds Report

- ? Anchorage Assembly approved petition for RID on 25 January. Subdivision currently in selection for design firm.
- ? Leaf Miners
- ? Dog Do complaints

*Motion to accept the March Grounds Report.*

Moved by Cathy, seconded by Gary. **Carried**

## Architectural Control Committee (ACC)

- ? Violations update:
  - ? 3137 Bettles Bay - Tire rims removed.
  - ? 3065 Bettles Bay - Porch no longer used as storage.
  - ? 2920 Rocky Bay - Debris has been cleaned up some, still an issue.
  - ? 3060 Admiralty - Wire fence issue has deadline of 15 June 2005 to submit proposal.

*Motion to depart from agenda so Chris Turletes can present proposed remodel for 3010 Admiralty Bay.*

Moved by Gary, seconded by Cathy. **Carried**

- ? Remodel Proposal
  - ? Reading of Turletes Proposal
  - ? Reading of Architectural Committees response and conditions.
  - ? Neighbors have been contacted; no objections.

*Motion to approve Turlete remodel with ACC conditions.*

Moved by Gary, seconded by Cathy. **Carried**

- ? David Riley needs to access outstanding ACC violations in order to process remortgages.

*Motion to use website to provide up-to-date information concerning current violations.*

Moved by Cathy, seconded by Gary. **Carried**

## Old Business

- ? Property Management
  - ? Six letters sent to management firms listed in phone book. 1 rejection, 3 phone calls.
  - ? Need to define scope. Options include:
    - ? Weekly drive through
    - ? Vehicular 72 hour rule
    - ? Manage grounds
    - ? Approve architectural
  - ? Minimum scope of work:
    - ? Weekly drive through
    - ? Write letters of violation
    - ? Follow-up on violations by drive by.
    - ? Approx 10 violations a month.
  - ? Need to obtain references.
  - ? Invite each responding management firm to a board meeting to give "Pitch".
  
- ? Dumpsters will be placed by 1 May.
  
- ? Summer Newsletter
  - ? Target June
  - ? Private management } Cathy
  - ? Bayshore Drive public meeting
  - ? Parking issues, hotline } Todd
  
- ? Todd repaired sign on Admiralty Bay, removed other for repair.

## New Business

*Motion to accept George Ives as new board member to fill vacant seat.*

Moved by Jordan, seconded by Cathy. **Carried**

- ? Go to MOA website and vote on capital project ranking.
  
- ? 3024 Bettles Bay door replaced, changing appearance of home. ACC was not notified or approval requested.
  - ? Send letter asking what is current plan, timeline.
  - ? Send Accountant copies of correspondence to date.
  - ? ABOA needs to protect interests of surrounding homeowners.
  
- ? Initiate investigation of Doggie Do station at trail between Mears & Rocky Bay Circle.

### Action Items

Need to coordinate next meeting as multiple board members not available for 23 May meeting.

*Motion to adjourn.*

Moved by George, seconded by Gary. **Carried**

Meeting adjourned 9:05 pm.

**Alaskan Bay Owners Association, Inc.**  
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**Minutes of May 18, 2005**  
**Board Meeting**

Attendees: Jordan Wiess, Jim LaBau, Cathy Poulos, Gary Rogers, Todd Loudon, George Ives, Marie Steele, and Ms. Dee Ann Tuckerman from Ben Marsh & Associates

Board Members Absent: None

Quorum

? President Wiess opened the meeting at 7:06 pm and established a quorum with five board members present.

Presidents Report

*Motion to accept the May Presidents Report.*

Moved by Jim, seconded by Gary. **Carried**

Treasurer's Report

? 4 current bills: 2 from Alaska Laser printing (spring newsletter, picnic flyer), 2 from Waste Management (dumpsters)

*Motion to accept the May Treasurers Report.*

Moved by Jim, seconded by Cathy. **Carried**

Grounds Report

? Drain between Whale Bay, KQFD Park, and Bayshore Drive has failed and cannot drain.

Discussion: ABOA attempting to have the drain fixed during Bayshore Drive reconstruction.

? Possibility of replacement of trees in KFQD Park. Estimated cost \$1000-1300.

? Homeowners are dumping yard trimmings behind homes in Tract I. Frequent dumping noted in northeast corner in proposed pathway area.

Discussion: Have landscape crew clean up yard wastes dumped by homeowners on common properties. Keep dumpsters extra week for this purpose.

? Letter from homeowner George Ives recommending against development of Tract I.

Discussion: During annual membership meetings, work to develop Tract I was approved by general membership by vote and work has been budgeted. Common properties have been paid for, are owned by, and are for the use of all 132 home owning members and not only the homes abutting the common properties.

- ? Tall Trees has received good response from homeowners for Birch Leaf Miner treatment.

Discussion: Tall Trees has indicated they could come out for about another week. Jim will try to post 2<sup>nd</sup> chance notices on doors.

*Motion to accept the May Grounds Report.*

Moved by Cathy, seconded by Gary. **Carried**

#### Architectural Control Committee (ACC)

*Motion to accept the May ACC Report.*

Moved by Cathy, seconded by Gary. **Carried**

#### Vehicle Control Committee (VCC)

- ? Current Violations:

- ? 10021 Eshamy Bay - Camper trailer
- ? 3157 Bettles Bay - Boat
- ? 3070 Bettles Bay - Boat
- ? 3101 Admiralty - Motor Home
- ? 10210 Jackpot Bay – Motor Home
- ? 3090 Admiralty – Car with flat tire parked on sidewalk

Discussion: Frequent complains about parking along Bettles Bay.

*Motion to accept the May VCC Report.*

Moved by Jim, seconded by Cathy. **Carried**

#### Welcoming Committee

No report.

#### Special Guest

- ? Dee Ann Tuckerman from Ben March & Associates was asked to present options on her ability to provide property management.
  - ? Tailored to community needs
  - ? Drive-through to Billing
  - ? Violation letters written & mailed with board's approval
  - ? Barking dogs reported to animal control
  - ? Bids

- ? Newsletters, mailouts
- ? Scheduled drive-through & drive through follow up a more expensive option
- ? Board reporting violations least expensive option
- ? Annual or Biannual drive-through possible

### Old Business

- ? Summer Newsletter
  - ? July
  - ? Need submittals by 8 July
  - ? Parking issues/ hotline
  - ? Property management
  - ? Increased Dues
- ? Send letter to Realtor of home for sale at 3024 Bettles Bay inquiring as to status of garage door replacement.
- ? Doggie Do Station at Mears/Rocky Bay Drive
  - ? Jim will make inquires
- ? Jim will be talking to Corps of Engineers on 19 May as to status of seasonally flooded area behind 3036 – 3078 Bettles Bay, approval of asphalt pathway into Tract I.

### New Business

- ? Property Management
  - ? Form Committee to define three levels of architectural control
  - ? Minimum: Board monitors violations
  - ? Moderate: Board notes violations, firm follows up
  - ? Maximum: Regular drive through, drive through follow up
  - ? Alternatives include annual or bi annual inspections, newsletters, mailings, liens, and bids.
  - ? Cathy & Jim will form committee to draft preliminary scope of work
  - ? Invite next project management firm that responded to solicitation to June board meeting

### Action Items

Next meeting 27 June  
No July meeting

*Motion to adjourn.*

Moved by Gary, seconded by Cathy. **Carried**

Meeting adjourned 9:30 pm.

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**Minutes of September 17, 2005**  
**Board Meeting**

Attendees: Jordan Wiess, Cathy Poulos, Gary Rogers, George Ives, Todd Loudon, Jim LaBau, Bob Palmer, Bill Johnson

Board Members absent: None

Quorum

- ? Jordan Wiess opened the meeting a 7:07pm and established a quorum with a minimum of 3 board members present.

Special Guests

- ? Bob Palmer of the MOA and Bill Johnson of CRW gave an overview of where the RID was at this time. Currently the project is at the onset of design and the project is soliciting comments.
- ? An open house will be held at Bayshore School on 25 October
- ? 133 homes in subdivision
- ? Design/Study phase expected to finish January 2006
- ? Design Documents due in late April 2005
- ? Possible construction July 15 – September 15
- ? Asked if subdivision needed speedbumps
- ? Asked if residents were interested in having driveways reconstructed at additional cost to homeowner
- ? Solicited comments:
  - ? Don't cut out driveways at right-of-way if not necessary
  - ? Use same material as driveway (cement, asphalt, etc) when filling in driveway cut removed for right of way
  - ? Need a storm drain in Rocky Bay
  - ? Need speed bumps along Eshamy

Approval of minutes

- ? The minutes of the August 2005 Board meeting were reviewed.

*Motion to accept the August 2005 minutes as corrected.*

Moved by Jordan, seconded by George. **Carried**

President's Report

*Motion to accept the President's report.*

Moved by Cathy, seconded by George. **Carried**

Financial Report

*Motion to accept the Treasurer's report.*

Moved by Cathy, seconded by Jim. **Carried**

## Grounds Report

- ? Mowing continuing on a regular basis. Costs should come in about at \$10,000 budget.
- ? Tract L trail has gone in and looks great.
- ? Dog do Station --the new dog-do station is installed on Mears property near the tennis court. Marie Steele has a year's supply of bags to maintain the station. We do need to pull the garbage bags periodically because the station is not on Parks property.
- ? Signs--we have all signs refinished except the one at 100th and Eshamy, and the painter has been asked to do that one. The costs came in \$50 under estimate at \$450.
- ? Rock Wall--the person for fixing the rock wall has retired and is no longer doing that work. He recommended Deford Masonry (345-5863, but they are swamped with work this fall--could do it in the spring. May have to hold on that job.

*Motion to accept the Grounds report.*

Moved by Gary, seconded by Jim. **Carried**

## Architectural Control Committee (ACC)

- ? Discussion was held regarding wire fencing at 3060 Admiralty.
  - ? No permanent moose protection
  - ? Moose/tree protection is seasonal
  - ? Cement fencing is not acceptable (cement fencing is the wire lattice placed in cement to provide structural support)
- ? Board walked down to subject property and inspected wire fencing wrapped around tree for moose protection. Returned to meeting.
- ? Gary motioned to allow commercially available galvanized metal or black plastic net/tree protection using commercially available green metal or plastic stakes. Jim seconded. Discussion included:
  - ? Non-metallic tree wrap
  - ? Cut down exposed wire above trellis
  - ? Move to amend with permission from first & second
    - ? Include permanent, strike galvanized
- ? Motion now reads: To allow permanent tree protection using commercially available green metal net/tree protection using commercially available green metal or plastic stakes. Discussion included:
  - ? Defining "permanent"
  - ? Similar to wrappings on South Port Drive
  - ? Tree wrapping should be removed after a finite time period
- ? Jim called the question. Discussion closed. Vote tally:
  - ? 3 Aye
  - ? 2 Abstained
  - ? Motion carried
- ? Gary was directed to write homeowner at 3060 Admiralty of board position with the additional condition to cut off excess metal fencing above trellis.

*Motion to accept the Architectural Control Committee report.*

Moved by George, seconded by Cathy. **Carried**

### Vehicular Control Committee (VCC) Report

- ? Todd presented the VCC report.
  - 3173 Bettles Bay Loop – Registered letter was sent concerning truck repair in road
  - 3037 Eaglek Bay Circle - Camper
  - 1021 Whale Bay Circle – 2<sup>nd</sup> letter concerning trailer
- ? Todd was directed to send certified letter requesting 24 hour removal or impose a \$100 fine at 1021 Whale Bay Circle.

*Motion to accept the Vehicular Control Committee report.*

Moved by George, seconded by Cathy. **Carried**

### Old Business

- ? For the Record
  - The Board was remiss to omit request by homeowner at 3132 Bettles Bay to maintain temporary fencing until permanent fencing solution could be found. Board will officially request homeowner to formally request by letter that temporary fencing be allowed until 30 June 2006.

### New Business

- ? No new business.
- ? Next Meeting
  - The next meeting is scheduled for October 17, 2005 @ 7:00 pm.

*Motion to adjourn.*

Moved by Gary, seconded by Cathy. **Carried**

Meeting adjourned 9:11 pm.

**Alaskan Bay Owners Association, Inc.**  
**P. O. Box 220012**  
**Anchorage, AK 99522-0012**

**Minutes of October 24, 2005**  
**Board Meeting**

Attendees: Jordan Wiess, Cathy Poulos, Gary Rogers, George Ives, Jim LaBau,

Board Members absent: None

**Quorum**

- ? Jordan Wiess opened the meeting a 7:11pm and established a quorum with a minimum of 3 board members present.

**Approval of minutes**

- ? The minutes of the September 2005 Board meeting were reviewed.

*Motion to accept the September 2005 minutes as corrected.*

Moved by Cathy, seconded by George. **Carried**

**President's Report**

*Motion to accept the President's report.*

Moved by Cathy, seconded by George **Carried**

**Financial Report**

*Motion to accept the Treasurer's report.*

Moved by Cathy, seconded by George. **Carried**

**Grounds Report**

- ? Tract I has incoming invoice for \$11,500
- ? Will look at bids for fencing along new trail
- ? KFQD- sprayed trees with moose repellent; MOA cleared out 50 yards of trench behind Eaglek Bay

*Motion to accept the Grounds report.*

Moved by Cathy, seconded by George **Carried**

**Architectural Control Committee (ACC)**

- ? 2911 Hogan Bay & 2921 Hogan Bay
  - ? Homeowner cleared substantial amount of trees behind these homes, piles of limbs & brush on ASD property and walking trail. Requested homeowners remove debris piles before winter freeze.
- ? 3011 Bettles Bay
  - ? Replacing fence in summer 2006

*Motion to accept the Architectural Control Committee report.*

Moved by Cathy, seconded by George. **Carried**

Vehicular Control Committee (VCC) Report

- ? 10021 Whale Bay re: trailer & RVs- owners have moved
- ? 10020 Whale Bay re: Go-cart violation resolved
- ? 3070 Bettles Bay re: truck parked on lawn – violation corrected

*Motion to accept the Vehicular Control Committee report.*

Moved by Cathy, seconded by George. **Carried**

Old Business

- ? Property Management – table until next meeting
- ? Traffic barriers/ Tract I
- ? Request for temp fencing
- ? Repair of last sign
- ? Volvo with flat tire on Admiralty

New Business

- ? Review 2005 Budget
  - ? Fall dumpsters
  - ? Increase grounds
  - ? Increase legal fund
  - ? Tract L fencing added & removed
  - ? Reduced utilities
  - ? Website maintenance
- ? Draft 2006 Budget
- ? Approve next years budget at next meeting
- ? Governing documents – uniformly apply equitable standards

Next Meetings

- ? November 14, 2005
- ? December 12, 2005
- ? January 16, 2006

*Motion to adjourn.*

Moved by Cathy, seconded by George. **Carried**

Meeting adjourned 8:15 pm.

**Alaskan Bay Owners Association, Inc.  
P. O. Box 220012  
Anchorage, AK 99522-0012**

**Minutes of Nov 14, 2005  
Board Meeting**

Attendees: Jordan Wiess, Gary Rogers, George Ives, Jim LaBau

Board Members absent: Cathy Poulos

**Quorum**

- ? Jordan Wiess opened the meeting a 7:10pm and established a quorum with a minimum of 3 board members present.

**Approval of minutes**

- ? The minutes of the October 2005 Board meeting were reviewed.

*Motion to accept the October 2005 minutes as corrected.*

Moved by Gary, seconded by George. **Carried**

**President's Report**

*Motion to accept the President's report.*

Moved by Gary, seconded by George. **Carried**

**Financial Report**

- ? 104 properties have paid dues to date.
- ? Credit balance of \$249 on spring dumpsters.

*Motion to accept the Treasurer's report.*

Moved by George, seconded by Jordan. **Carried**

**Architectural Control Committee (ACC)**

- ? Hand delivered Board's response to 3060 Admiralty
- ? 3031 Bettles Bay Certified letter returned

*Motion to accept the Architectural Control Committee report.*

Moved by Gary, seconded by George. **Carried**

**Vehicular Control Committee (VCC) Report**

- ? Chairman Todd Loudon absent
- ? Basketball standards targeted my MOA when survey work was completed recently for road reconstruction project.
- ? Parking better recently on Bettles Bay
- ? Volvo parked on Admiralty has been moved into driveway

### **Old Business**

- ? Property Management – tabled until next meeting
- ? Signage at corner of 100<sup>th</sup> & Eshamy has been installed
- ? Tract I survey
- ? Tract I property tax issues
- ? Budget
  - ? 132 properties at \$275 = \$36,300
  - ? Resale certificates (approx 12 /yr @ \$150) = \$1800
  - ? Transfer fees @ \$50 x 12/yr = \$600
  - ? Total expected revenues \$38,700
  - ? Expected expenses \$31,395
  - ? Difference +\$7,355

*Motion to accept the 2006 amended budget.*

Moved by Gary, seconded by George. **Carried**

### **New Business**

- ? Homeowner issues
- ? New volunteer to contact homeowners
- ? Increase contract for grounds maintenance – deferred until decision to re-bid is settled

### **Next Meetings**

- ? December 12, 2005
- ? January 16, 2006
- ? Annual Joint Membership 8 February, 2006
- ? Documents must go out 30 days prior

*Motion to adjourn.*

Moved by Gary, seconded by George. **Carried**

Meeting adjourned 7:55 pm.

**Alaskan Bay Owners Association, Inc.  
P. O. Box 220012  
Anchorage, AK 99522-0012**

**Minutes of Dec 12, 2005  
Board Meeting**

**Attendees:** Jordan Wiess, Gary Rogers, George Ives, Cathy Poulos, Marie Steele

Board Members absent: Jim LaBau

Guests: David Riley; Chris Pecci

**Quorum**

- Jordan Wiess opened the meeting a 7:08pm and established a quorum with a minimum of 3 board members present.

**Approval of minutes**

- The minutes of the November 2005 Board meeting were reviewed.

*Motion to accept the November 2005 minutes as corrected.*

Moved by Cathy, seconded by Gary. **Carried**

**President's Report**

- Reconstruction design review ready for review in January

*Motion to accept the President's report.*

Moved by George , seconded by Cathy. **Carried**

**Financial Report**

- 118 properties have paid dues to date.
- 14 Properties delinquent
- Overpaid dues corrected
- Credit balance of \$464.66 for Jul & Aug on dumpsters
  - Board directed Treasurer to request refund
- 2 homeowners checks have been lost in the mail
  - David Riley added that 5 owners have paid dues but are inquiring about status because checks have not been cashed; David indicated there has been problems with delivery of mail to his offices
  - *Motion to forgive late fees for current delinquent payments*
  - *Moved by Cathy, seconded by George. Carried*
- Inquiry by homeowner selling home who discovered he was responsible for estimated cost of road reconstruction
  - Funds will be held in trust
  - Both Title company & owner paid; refund \$300 send back to title company, cc homeowner

*Motion to accept the Treasurer's report.*

Moved by Cathy, seconded by George J. **Carried**

### **Grounds Committee**

- Chairman Jim LaBau absent
- Sign refurbishing continuing
- Bayshore rock wall lighting

### **Architectural Control Committee (ACC)**

- No news to report

### **Vehicular Control Committee (VCC) Report**

- Chairman Todd Loudon absent
- No news to report
- Congestion on Bettles Bay a constant problem; cars having to turn around because they can't get through

### **Old Business**

- Property Management Review – report back at annual meeting
- Traffic barrier Tract I
- Tract I budget for landscape design
- Tract I survey
  - Suggestion made to have this years picnic at Tract I; have some displays; pictures of other Anchorage park amenities; invite homeowners surrounding tract; solicit input from all ABOA members;
- Budget
  - Due to misconception perpetrated through multiple past years, funds carried over from previous years were incorrectly added by calendar year rather than fiscal year, resulting in true budget shortfall of -\$3,000 at beginning of FY06 fiscal year; non-appropriated monies in FY06 budget covered shortfall.
  - Project Management will increase dues
- Annual Meeting
  - Cathy will schedule meeting for 7 p.m. at Bayshore Elementary
  - Board meeting follows AGM to select positions of board members
- Road Assessment
  - Escrowed funds are currently assessed and held by Title Company trust account to be paid at time assessment is billed. Buyers should not pay assessment. Any overage will be reimbursed to seller.
  - Congestion on Bettles
    - Jordan will contact municipality

### **New Business**

- Jan 16 set as AGM mail out

### **Next Meetings**

- January 16, 2006
- Annual Joint Membership 8 February, 2006

*Motion to adjourn.*

Moved by Gary, seconded by George. **Carried**

Meeting adjourned 8:25 pm.