

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

Minutes of January 15, 2007

Attendees Jordan Wiess, Gary Rogers, Cathy Poulos, Marie Steele, David Riley

Quorum

- ? Jordan Wiess opened the meeting at 7:02 pm and established a quorum with a minimum of 3 board members present.

Approval of minutes

- ? The minutes of the December 18, 2006 board meeting were reviewed.

Motion to accept the December 18, 2006 meeting minutes as corrected.

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

Treasurer's Report

- ? Two more dues payments have come in
 - ? 4 late fees still outstanding
 - ? Invoice all
 - ? Add letter to invoice
 - ? Lien assessed after six months from original due date, including all association costs
- ? Received green card on Tracts I, J, L, M. Tax assessment is zero.

Motion to accept Treasurer's report.

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

Ground's Report

- ? Spring Repairs
 - ? Recapping rock wall
 - ? Fence along 100th
 - ? Re-landscaping 2 Bayshore sign areas

Motion to accept Ground's report.

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

Architectural Report

- ? 3017 Bettles Bay
 - ? Busted fence from automobile
 - ? Muni code has setback from street
 - ? Rented home
 - ? Work with owner to bring fence into compliance

Motion to accept Architectural report.

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

Vehicular Report

No Report.

Welcoming Committee

No Report.

Tract I Committee

- ? Chair Eric Persson presented current status of project.
- ? Met with Land Design North
 - ? Avoid high noise, high impact activities
 - ? More family orientated activities
 - ? Greenbelt with park benches, trail

Old Business

- ? Property Management
 - ? Contract being written by lawyers
- ? 2007 Budget
- ? 2007 AGM – 14 February 2007, Wednesday
 - ? Room is reserved at Bayshore Elementary
 - ? Water & Cookies- Cathy

New Business

- ? Land Design North Scope of Work & Contract
 - ? Provide conceptual drawings and design cost estimates
 - ? \$1500 NTE
- ? Services LDN can provide
 - ? Landscape design & coordination
 - ? Assistance to maintain tax-exempt status
 - ? Base map under winter conditions
 - ? Conceptual Master Plan
 - ? Design construction cost estimate

Motion to issue notice-to-proceed on initial scope of work.

Friendly Amendment: State as amended:

Change Tract I to Tract I; obtaining to maintaining

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

Next Meetings

- ? 14 February AGM, 7 p.m.
- ? TBA
- ? 19 March, 7 p.m.

Motion to adjourn.

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

Meeting adjourned 8:25 pm.

**Alaskan Bay Owners Association, Inc.
P. O. Box 220012
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**Minutes of Feb 14, 2007
Annual Membership Meeting
Held at Bayshore Elementary School Library**

Membership Quorum

Jordan Wiess opened the meeting a 7:16 pm and established a membership quorum with a minimum of 1/10 of the membership in person or proxy with 12 owners attending and 27 proxies.

Board of Directors Roll Call

President Jordan Wiess
Vice President Cathy Poulos
Treasurer Gary Rogers
Board Member Marie Steele

Proof of AGM Notice

Postmarked notice available for review.

Approval of minutes

? The minutes of the January Board meeting were reviewed.

Motion to accept the January 2007 minutes as corrected.

Seconded & Carried.

President's Message

- ? ABOA Purpose: Obligation & responsibility to:
 - ? Diligently enforce Covenants, Conditions, and Restrictions
 - ? Collect necessary assessments
 - ? Maintain common areas
 - ? Maintain safety, quality of life, desirability, and values of association
- ? Board of Directors
 - ? Governs affairs of association
 - ? Five (5) Directors, all must be members of association
 - ? Elected by membership to 2-yr term
- ? ABOA Officers
 - ? President, Vice President, Secretary, Treasurer
 - ? Appointed by Board of Directors, 1-yr terms, serve at pleasure of Board
 - ? Due to limited volunteers in recent years the BOD has also assumed roles of officers
- ? Board Committees & Purpose
 - ? Architectural (ACC)
 - ? Committee of three or more persons appointed for the purpose of reviewing submission to it pursuant to the provisions of CCR Article VI, and ensuring all properties are maintained within the guidelines of CRR Articles V and VI.
 - ? Vehicular (VCC)
 - ? Committee ensuring all properties are maintained within guidelines of CRR Article V.
 - ? Common Grounds (CGC)

- ? Committee ensuring all common areas are maintained to or above the guidelines of CRR Articles.
- ? Association Welcoming (AWC)
 - ? Committee ensuring all new owners are aware of the association and are welcomed to the ABOA.
- ? Membership Recognition
 - ? Board of Directors
 - ? Departing Members Jordan Weiss, Gary Rogers
 - ? Remaining Members Cathy Poulos, Marie Steele, Jim LaBau
 - ? Committee Members
 - ? Tract I: Eric Persson, Cathy Poulos, Marie Steele, Jim LaBau
 - ? Architectural: Gary Rogers
 - ? Vehicular: Cathy Poulos
 - ? Grounds: Jim LaBau
 - ? Welcoming: Jordan Weiss
 - ? Volunteers
 - ? Eric Persson: Picnic Coordinator
 - ? Marie & Bill Steele: Newsletter, Spring Clean-Up Dumpsters
 - ? Chris Robertson: Website
 - ? Accountant
 - ? David Riley
- ? 2006 Accomplishments
 - ? Bayshore Drive Reconstruction
 - ? Supported Street Reconstruction with least impacts to ABOA homeowners
 - ? Obtained ROW and easement payments form MOA
 - ? Bayshore West RID
 - ? Continued Pursuit
 - ? Worked with design engineers & MOA regarding homeowners concerns
 - ? Evaluated property management potential
 - ? Refined scope of work
 - ? Solicited proposals
 - ? Evaluated and selected finalist
 - ? Negotiated contract
 - ? New Grounds Care contract for 2006
 - ? Successfully removed Tract I from MOA Tax Roll
 - ? Picnic/Block Party
 - ? Refurbished 4th Bayshore West sign
 - ? Partial re-landscaping under signs
 - ? Cleanup of common areas
 - ? Revised house rules

Treasurer's Report

- ? Balance includes 2007 dues and reserves from 2006
- ? Eshamy Bay Foreclosure- New owners paid 2007dues
- ? Property Management
 - ? 10 Months @ \$2,376/mo budgeted in 2007

Motion to accept the Treasurers Report.

Discussion:

One time income in 2006: \$6,000-\$7,000 from MOA for rental of right-of-way during Bayshore Drive reconstruction; Not expensed in 2006: \$6,000-\$7,000 less grounds care because of MOA usage of common areas during reconstruction; First year of Property management contract will

be paid for with reserves, contract will be reassessed and possible dues increase in second year.

Seconded & Carried.

Architectural Control Committee (ACC)

? Several new homeowners surprised there is a homeowners association

Discussion:

- ? *All owners benefit from association*
- ? *New owners reap benefit from years of active association resulting in higher quality neighborhood*
- ? *Some owners state they would not buy into area if they knew there was an association*
- ? *Other owners state they would only buy into a area that has an association*

Motion to accept the Architectural Report

Seconded & Carried.

Vehicular Control Committee (VCC) Report

? About 15 violation letters went out this year

Motion to accept the Vehicular Report.

Seconded & Carried.

Grounds Committee

- ? New Grounds contract
- ? New fence installed along Tract I east pathway
- ? Adjusted grounds care in response to reconstruction
- ?

Motion to accept the Ground's report.

Seconded & Carried.

Welcoming Committee

- ? 10 new owners
- ? RID assessments are posted on ABOA website <http://www.aboa.org>
- ? Title companies hold back 10% of RID

Comments from membership: New owner & seller can enter into contract where new owners is responsible. Simple process, but there must be a legal agreement. This may become issue if RID continues for several years.:

Tract I Committee

- ? Background
 - ? Previous to ABOA purchase was Municipality owned property
 - ? Approximately 1998 or 1999 homeowners decided to buy property to prevent high density development
 - ? ABOA had been maintaining 10-12 years previous
 - ? All 132 properties paid for the property & are entitled to use

- ? Now a common ABOA area
- ? Current Planning
 - ? Make more accessible & attractive to all I owners
 - ? Comments solicited from membership
 - ? Newsletters
 - ? Display at annual picnic
 - ? survey
- ? Comments taken to Land Design North, professional architectural firm
 - ? Low impact
 - ? Family orientated
- ? LDN prepared two concept maps
- ? Mater Plan anticipated

Elections

- ? Up for reelection: Jim LaBau
- ? Nomination from floor: Chris Breest
- ? Nomination from floor: Mike Bridges
- ? Write-in George Ives

13 homeowners present
 20 absentee ballots
 7 proxies

- ? 3 Board seats up for election
 - ? Jim LaBau re-elected
 - ? Chris Breest elected
 - ? Mike Bridges elected

Motion proxy Jim, Chris, Mike, Gary, Cathy

Seconded & Carried.

Old Business

- ? Property Management
 - ? Ben March
 - ? \$18/mo/property
 - ? Reevaluate after 1 year
 - ? 30-day out clause
 - ? 1 yr. contract
 - ? No immediate dues impact
 - ? Anticipated 2008 dues increase \$240/yr
- ? RID
 - ? Current estimate \$7.2 Million double original estimate of \$4 Million + 10%
 - ? Currently asking municipality to pick up remaining
 - ? Anchorage City Council meeting deferred item to?
 - ? Lien can be transferred to new owners through a contract

New Business

- ? Volunteers
 - ? Picnic: Lisa Rogers
 - ? Bayshore/Klatt meetings first Thursday of the month at Klatt Elementary School
- ? Recruitment
 - ? Invite neighbors to meetings

- ? Those who show up get to make the rules

Next Meetings

- ? New Board Meeting 26 Feb 2007 Chris Breest home 3137 Bettles Bay 7 p.m.
 - ? Single Agenda Item
 - ? Appoint Officers
 - ? Adjourn
- ? February Board meeting
 - ? 26 Feb 2007 immediately following New Board Meeting
 - ? 3137 Bettles Bay

Motion to adjourn.

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

Meeting adjourned 9:00 pm.

Alaskan Bay Owners Association, Inc.
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Minutes of Feb 26, 2007
Board Meeting

Attendees: Jordan Wiess, Cathy Poulos, Gary Rogers, Marie Steele, Chris Breest, Mike Bridges, Todd Louden

Board Members absent: Jim LaBau

Quorum

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

New Business

- ? Selecting Officers – Discussion: Officers are appointed to one year terms by the membership-elected board of directors. The only purpose of the first meeting after the annual membership meeting is to appoint the officers and to establish a date for the new board to meet. The ABOA board consists of the 5 membership-elected board of directors. Officers and committee chairmen are appointed by the 5 directors.

The elected board members are:

Chris Breest
Cathy Poulos
Jim LaBau
Mike Bridges
Marie Steele

The following volunteers were appointed by the elected board to the officer positions:

President:	Chris Breest
Vice President:	Marie Steele
Secretary:	Mike Bridges
Treasurer:	Todd Louden

Vehicular Control Committee Chair & Architectural Control Committee Chair are now vacant. Jim LaBau has agreed to remain as Grounds Committee Chair.

- ? Future Board meeting date – February 26 at 8:00 p.m.

Motion to appoint positions as discussed, adjourn, and immediately convene new board to conduct business.

Moved and Carried

Motion to adjourn.

Moved and Carried

Meeting adjourned 7:55 pm.

Alaskan Bay Owners Association, Inc.
P. O. Box 220012
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Minutes of Feb 26, 2007
New Board Meeting

Attendees: Chris Breest, Mike Bridges, Cathy Poulos, Marie Steele, Todd Loudon, Jordan Wiess, Gary Rogers

Board Members absent: Jim LaBau

Quorum

- ? Chris Breest opened the meeting at 8:00 pm and established a quorum with a minimum of 3 board members present.

Approval of minutes

- ? The minutes of the February 14, 2006 Annual Membership meeting were tabled until the next meeting.

New Business

Resolution to change signatures on bank account
Remove: Jordan Weiss, Gary Rogers, Cathy Poulos
Add: Chris Breest, Todd Loudon, Marie Steele

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

Old Business

- ? Property Management
 - ? Contract
 - ? Jordan will continue effort to put contract in place
 - ? Chris will sign
 - ? ABOA Liaison
 - ? Vice President will work with management company for smooth transition
 - ? Notice to Proceed
 - ? Flesh out immediate course of action at next board meeting
 - ? Schedule next board meeting for beginning of March to initiate PM work

Next Meeting

- ? 5 March, 7 p.m., Chris Breest home

Motion to adjourn.

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

Meeting adjourned 8:25 pm.

Alaska Bay Owners Association, Inc.

Minutes of 5 March 2007

Attendees Marie Steele (VP), Jim LaBau (Board; Grounds), Cathy Poulos (Board), Todd Loudon (Treasurer), Chris Breest (President; Board), David Riley (Accountant), and Deanne Tuckerman representing Ben Marsh & Associates Inc. Mike Bridges (Secretary; Board) was absent.

Quorum

- ? Board meeting was called at 7:10 pm. A quorum was established with 4 of 5 members present.

Approval of minutes

- ? Minutes of the 14 February 2007 Annual board meeting were reviewed. Motion to accept the 14 February 2007 meeting minutes as corrected. Moved by Cathy, seconded by Jim. **Carried**
- ? Minutes of the 26 February (old board members) were reviewed. Motion to accept the 26 February 2007 meeting minutes as corrected. Moved by Cathy, seconded by Jim. **Carried**
- ? Minutes of the 26 February (new board members) were reviewed. Motion to accept the 26 February 2007 meeting minutes as corrected. Moved by Cathy, seconded by Jim. **Carried**

Treasurer's Report

- ? Produce monthly and annual reports
- ? Bank and reconciled
- ? Questions about Resale Certificates-David Riley produces the resale certificates
 - a. Homeowner, Title Company or Real Estate Agent notifies David of offer on home
 - b. David prepares resale certificate
 - c. David receives a Warranty Deed of Trust and information on the new owner
 - d. David then changes names and notifies board members of new owner

Motioned to accept Treasurer's Report

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

Ground's Report

The ground maintenance contract with M&A Enterprises was negotiated last year as a two year contract with a third year option. No new contract is necessary this year.

- ? Spring Repairs
- ? Recapping rock wall
- ? Fence along 100th needs to be repaired (McKinley Fences)
- ? Flower beds
- ? Dirt needs to be hauled in along new work by MOA
- ? Call Tall Trees to spray for Miner Leaf
- ? Jim to call MOA for dirt, seed, and regarding the slope
- ? Call Tall Trees or some other tree grinding to have stumps removed
- ? Old lights in the ground by the rock wall need to be removed
- ? Problems with new work and our mower

Motion to accept Ground's report.

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

Architectural Report

- ? 3070 Bettles Bay Loop Snow machine on trailer - Cathy to follow up on contact and second letter
- ? Motor Home political sign that was taken down
- ? Broken fence between Eshmay Bay Drive and Bettles-needs to be built according to specs, give a time line, Fence was broken after freeze up, maintenance will have to wait till spring.

Motion to accept Architectural report.

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

Vehicular Report

No Report.

Welcome Committee

No Report

- ? Discussion – How does committee chair get notified of new owner? Title Company notifies ABOA by mail of sale of property. Dave Riley updates ABOA record and notifies the President and/or Vice President of new homeowner. Typically the President and/or Vice President will visit new homeowner, introduce their selves and present gift.

Tract I Committee

- ? Working on posting Tract I maps to web site

Old Business

- ? Property Management Contract
- ? Land declaration Tract I needs to be rerecorded as Tract I rather than Tract one

New Business

- ? Discussion on contact
- ? Evaluation of long term budget and possibility of raising dues
- ? Manager will keep all unit files
- ? 3173 Bettles Bay Loop have two off-road vehicles in work, with car parts on driveway
- ? Manager will send a letter out giving them a ten-days to repair or remove notice
- ? *Web master (Chris) needs to give authority and instructions for access to the website and instructions on posting minutes on web page*
- ? Newsletters and Pips to do magnetic with info. & Phone numbers
- ? Spring newsletter

Next Meetings

- ? 16 April 2007
- ? At Jim LaBau's house 2951 Admiralty Bay

Motion to adjourn.

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

Meeting adjourned 10:15 pm.

Alaska Bay Owners Association, Inc.

Minutes of 14 April 2007

Attendees Marie Steele (VP), Jim LaBau (Board; Grounds), Todd Loudon (Treasurer), Chris Breest (President; Board), David Riley (Accountant), Eric Perrson (Tract I) and Deanne Tuckerman representing Ben Marsh & Associates Inc. Mike Bridges (Secretary; Board) and Cathy Poulos (Board) were absent.

Quorum

- ? Board meeting was called at 7:08 pm. A quorum was established with 3 of 5 members present.

Approval of minutes

- ? Minutes of the 5 March 2007 board meeting were reviewed.
Motion to accept the 5 March 2007 meeting minutes as corrected.
Moved by Jim, seconded by Chris. **Carried**

Treasurer's Report

- ? Treasures Report, Financial Report and Audit Report were presented.
Motioned to accept Treasurer's Report
Moved by Jim, seconded by Marie. **Carried**

Ground's Report

- ? Grounds Chairman arranged with Alaska Waste to have two large dumpsters from 1 May to 1 June for Association members to use.
- ? Grounds Chairman reported that if any homeowners want to have their trees sprayed for Leaf Miners they can call Tall Trees by 16 May they will get last year's prices.
- ? The President will call Tall Trees to remove the tree stumps along 100th and Tract I.
- ? Grounds Chairman updated members on road project. The cost exceeded the property-owner-approved estimate. The Anchorage Assembly approved the Municipality to absorb the increased costs so design on the project is going forward. Voters must approve the road bond in 2008 for the project to be completed.
- ? Jim LaBau and John Smith from MOA will check the Tract I landscape for mowing safety and to see if MOA will seed the area this spring rather than waiting till the whole project is completed.
- ? City flower beds need replacing
- ? Everyone is requested to call the Pot Hole Team to keep the streets safe.

- ? Tract I have 3 or so holes that need to be filled with dirt, landscaped and seeded. The board will check out the cost per dump truck load of soil. If it is not too expensive they will fill in the area around Tract I up to the heavy trees. Request MOA to donate 8 hours of blade time with a grader to level out the ground, and then the board would reseed areas. If homeowners wanted to pay to have dump truck loads of soil put in the back yards this would be the time to do this. The board would then fill in all the ruts from the trucks and seed. The holes are a safety concern.
- ? Discussion on bringing in trees and other development of Tract I.
- ? An estimate of \$5,000 for soil, seed, and hoses with timers was given for the basic landscaping. The hoses would be hooked up to homeowners houses with timers to give the grass a good start.
- ? Capital Improvements what do we want done?

Motion to accept Ground's report.

Moved Marie, seconded by Chris. **Carried**

Architectural Report

- ? Violation letter is sent out, if violation is not corrected in 10 days Property Manager is to notify Dave Riley and send him a copy of letter. He will then assess the fine and mail out notification of fine.
- ? Property Manager presented drive through logs to all Board Members for their review
- ? Board and Property Manager discussed what is a violation verses decorations, removal of seasonal lights, and trash cans.
- ? Property manager sent out 13 miscellaneous clutter letters
- ? Property manager sent out 2 snow machine trailer letters
- ? Property manager sent out 1 off road vehicle letter
- ? Property manager sent out 1 snow plow blade letter

Motion to accept Architectural report.

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

Vehicular Report

No Report.

Welcome Committee

No Report

Tract I Committee

- ? See Grounds Report

Old Business

- ? Magnets with telephone information will be finished this week.
- ? President presented draft of newsletter for comments.
- ? Property Manager will make corrections to Tract I Declaration of Land Use and take to Records Office for re-recording.

New Business

- ? Property Manager needs to keep a time card each month reporting all the time she spends on ABOA.
- ? ABOA has two vacant Board seats. All Board members are requested to try to bring 1 person with them to the next meeting to fill the positions.
- ? Marie Steele will be updating web page with news items
- ? Grounds Chairman reported MOA sent a letter asking if we would adopt KFGD Park for one or two years. Grounds Chairman signed ABOA up to adopt KFQD for two years.
- ? Board discussed the idea of putting the Resale Certificate on a CD in PDF format rather than the paper copy. The Board decided to keep the paper copy for now.
- ? Discussion of giving \$100.00 Visa gift certificates to Cathy Poulos, Jim LaBau, and Jordan Weiss for many years of service on the Board.

Motion to purchase gift certificate.

Moved by Marie seconded by Chris. **Carried**

- ? Property Manager will purchase three gift certificates before the next meeting.

Next Meetings

21 May 7:00 PM

At Jim LaBau's house 2951 Admiralty Bay

18 June and 16 July are future dates of Board Meetings

Motion to adjourn.

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

Meeting adjourned 9:50 pm.

Alaskan Bay Owners Association, Inc.

Minutes of 21 May 2007

Attendees Marie Steele (VP), Jim LaBau (Board; Grounds), Todd Loudon (Treasurer), Chris Breest (President; Board), Trish Cordell, Scott Veerman, and Deanne Tuckerman representing Ben Marsh & Associates Inc. Mike Bridges (Secretary; Board) David Riley (Accountant), and Cathy Poulos (Board) were absent.

Quorum

- ? Board meeting was called at 7:08 pm. A quorum was established with 3 of 5 members present.

Approval of minutes

- ? Minutes of the 16 April 2007 board meeting were reviewed.
Motion to accept the 16 April 2007 meeting minutes as corrected.
Moved by Marie, seconded by Jim. **Carried**

Treasurer's Report

- ? Treasures Report, was presented.
- ? Discussion about the allotment for picnic in the 2007 budget.
- ? Motioned to accept Treasurer's Report
- ? Discussion about how many signers were required on checks. The issue was tabled till next meeting under new business.
Moved by Marie, seconded by Jim. **Carried**

Ground's Report

- ? Bill from MOA, Chris and Jim met and discussed the progress of the repair work.
- ? Planters on Eshmay Bay Drive need to be replaced
- ? City though that they could use some of the dirt from their projects in Tract I to help level it out. They walked around Bay Shore Drive and looked at the area and discussed the mowing problem and tried to get a time line for the hydro seeding. This will be on the builder's time frame but we might know in a couple of weeks when they plan to do this.
- ? KFQD Park the hardwood trees took a beating from the moose and probably not replaced. There are a lot of Spruce saplings throughout the park that would make wonderful parameter borders and they should be removed from the center of the park. City would need to give permission us to dig the saplings up. Jim will talk with Nancy for permission. A sheet of paper can be put out at the

picnic to get volunteers for digging up the saplings and planting them along the borders of KFQD and Tract I.

- ? Dumpsters are in place and being dumped Mondays and Thursdays. This is down from Monday, Wednesday and Fridays.
 - ? The tree stumps along 100th have been taken out and the holes have been filled.
- Motion to accept Ground's report.

Moved Marie, seconded by Chris. **Carried**

Architectural Report

- ? Property Manager presented drive through logs to all Board Members for their review
- ? Property manager sent out 12 miscellaneous clutter letters
- ? Property manager sent out 1 snow machine trailer letters
- ? Property manager sent out 1 repair of vehicle letter
- ? Property manager sent out 1 request for time line on fence repair.
- ? Volunteer hours should be mentioned at each meeting so they can be reported to the city.
- ? Boards need to be replaced along 100th. To keep the look consistent along the way there are 55 boards on the curve behind the rock wall and the new boards will be placed on the curve behind the rock wall.
- ? Property manager is to send a new letter to owner of house with broken fence asking for timeline and advising them of the new road going in probably next year. This is important because of the set back requirement 25 feet from center of the road.
- ? Property manager to advise owner of 10021 Whale Bay thanks for notification of new paint and acknowledge the same color.

Motion to accept Architectural report.

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

Vehicular Report

- ? President explained what the Vehicular Chair did to the two new members attending the meeting.
- ? No Report.

Welcome Committee

- ? President explained what the Welcoming Chair did to the two new members attending the meeting.
- ? No Report

Tract I Committee

? See new business

Old Business

? Magnets with telephone information have had positive comments.

New Business

- ? New Board Members – The board had 2 vacant positions Cathy Poulos (Board) who moved to the lower 48 a 2 year term with a year left position and Mike Bridges (Secretary; Board) who is a member of the Guard and has been deployed to Iraq a 2 term.
- ? Marie nominated Trish Cordell to replace Mike Bridges on the board
Moved by Jim seconded by Chris Passed unanimously
- ? Chris nominated Scott Veerman to replace Cathy Poulos on the board
Moved by Marie seconded by Jim Passed unanimously
- ? The tree stumps were ground and the area was cleaned up with a cycle.
Discussion about spending approximately \$5,000 for 7-8 trucks of top soil to level in holes and spread grass seed. The water would be done with timers from some of the homes around Tract I.
Marie motioned to spend the \$5,000 and allow M&A Enterprises to spread the top soil and spread the seed. Jim seconded. Passed with 4 yes votes and 1 abstain.
- ? The Property Manager was tasked with getting a bid from the Fence Man to replace all broken or bent boards and replace all cross members that need replacing. The boards are to be taken from behind the section behind the rock wall to ensure the fence look the same. The replacement boards will go in behind the rock wall on the North West corner.

Next Meetings

18 June 7:00 PM

At Jim LaBau's house 2951 Admiralty Bay

16 July is future date of Board Meetings

Motion to adjourn.

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

Meeting adjourned 9:10 pm.

Alaskan Bay Owners Association, Inc.

Minutes of 18 June 2007

Attendees Marie Steele (VP), Jim LaBau (Board; Grounds), Todd Loudon (Treasurer), Chris Breest (President; Board), Scott Veerman, David Riley (Accountant) and Deanne Tuckerman representing Ben Marsh & Associates Inc. Trish Cordell, was absent.

Quorum

- ? Board meeting was called at 7:08 pm. A quorum was established with 4 of 5 members present.

Approval of minutes

- ? Minutes of the 21 May board meeting were reviewed.
Motion to accept the 21 May meeting minutes as corrected.
Moved by Jim, seconded by Scott. **Carried**

Treasurer's Report

- ? Treasures Report was presented.
- ? Discussion about the expenditures for Tract I. The final cost was \$6,900 of which \$800 will be reimbursed to the association by a homeowner who took advantage of the top soil delivered to his back yard. Tract 1 had 22 loads of top soil delivered and after problems with equipment getting stuck because if the water level, a machine with tracks was used to level out the high spots seed was spread.
- ? There were questions about what the attorney fees included. Paper work had already been forwarded to David's office.
- ? Discussion on fines levied and how things should be handled. There were three fines levied for CC&R violations. However, due to new manager not knowing all the steps that had to be taken on violations the notices of the violations were not sent out till after they had been corrected. Should the fines still be pursued? One owner paid the fine and two had not paid the fine. The board decided to deposit the paid fine and credit the CC&R violation for the two owners who had not paid the fine.
- ? Discussion on a late fee that has not been paid. The board decided the owner needs to pay the late fee and that invoices should be sent every month.
- ? Motioned to accept Treasurer's Report
Moved by Marie, seconded by Jim. **Carried**

Ground's Report

- ? Jim introduced Rhudel Acuna from Bayshore to explain how Bayshore addresses deck requests. Bayshore has a request for that has to be filled out and a copy of an as-built with the proposed deck penciled in. When Mr. Acuna took over there were no guide lines so he and the other volunteers set up some guide lines which he passed on to us. They include the following items:
 - o If the deck is not over 30" off the ground and the cost is not more than \$5,000 nothing is required. (hand rails are not included in this measurement)
 - o If the deck is over 30" off the ground or over \$5,000 a permit is required and the square footage of the deck, house, and any sheds cannot be more than 30% of the lot.
 - o Utility easements cannot be overlooked. Mr. Acuna did state that the city will allow you to put in an application to build over easements for a fee, however, if work needs to be done on the utility in which the easement is covered the city will tear out your structure and they are not responsible for putting the structure back nor will they pay you anything for you to repair what the city took out.
 - o Mr. Acuna left at this time leaving his card with his phone number and stated if we needed anything else to please feel free to contact him.
- ? Discussion among board members regarding permits and MOA requirements verses neighborhood requirements. It was decided the board would work on a disclaimer to put on all requests stating that the project meets the requirements of the neighborhood but we are not in any way responsible for MOA requirements or anything that an inspector finds in a home inspection. Municipal code requirements are the responsibility of the homeowner.
- ? Mowing of the property is getting done.
- ? The work being done by the city along Bayshore Drive is almost complete. All the fill dirt is in and the city is starting to put down the top soil.
- ? Jim will get with Nancy from MOA to see if volunteers can dig the saplings from the middle of KFQD Park and replace all the border trees damaged by moose this winter. If there are extra saplings and if they are large enough they can be used as border trees for Tract I.
- ? Manager asked if a homeowner is not mowing and weeding their lawn if she is to send a nuance letter. The answer is yes and the manager can let them know if the homeowner does not comply the manager can hire the work done and bill the homeowner for the cost.
- ? Jim wanted to acknowledge all the work and time that Chris has put in Tract I.
- ? Discussion regarding the maintenance of the fence along 100th. Manager reported she had called The Fence Man and he called her back on a Sunday afternoon to have her meet him in 10 minutes to go over what needs to be done. Manager was not able to meet his time frame so the fence man stated he would get back with her at that time. After much discussion Marie motioned and Scott seconded the manager would try to reach The Fence Man till Friday, if she had not got a commitment by Friday 22 June she was to call Chris and he and the M&A Enterprises would go out this week-end and get the fence repaired.
- ? If a bond package is approved this year 100th Ave to Lake Otis will be completed.

- ? Jim asked about the dumpster bill and was not happy with it so he said not to pay the bill until he made a phone call.

Motion to accept Ground's report.

Moved Marie, seconded by Chris. **Carried**

Architectural Report

- ? Property Manager presented drive through logs to all Board Members for their review
- ? Property manager sent out 4 miscellaneous clutter letters
- ? Property manager sent out 1 barking dog letter
- ? Manager reported she approved the window request for 10040 Eshmay Bay
- ? Manager presented a request for a new shingle roof at 3083 Bettles Bay. There was much discussion and after discovering 3018 was approved for a shingle roof in the past, it was decided to approve the request in the colors of Oxford Gray or Strom Gray. Manager will keep the samples of shingles in her office.

Motion to accept Architectural report.

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

Vehicular Report

- ? Property manager sent out 5 boats, camper, trailer, etc letters.

Welcome Committee

- ? Discussion about when David notified the president of new owners in the association. David explained he notified the president when the title companies notified him of closure of a property.

Tract I Committee

- ? See treasurer report.

Old Business

- ? No report.

New Business

- ? Discussion about a property being sold by the owner. Manager was requested to write a letter to anyone selling their house reminding them a resale certificate is required before the closing. The resale certificate should be ordered after an offer has been accepted so the buyers name can be put in the resale certificate.
- ? The board decided to not have a meeting in July.

Next Meetings

20 August 7:00 PM

At Jim LaBau's house 2951 Admiralty Bay

Motion to adjourn.

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

Meeting adjourned 9:20 pm.

Alaskan Bay Owners Association, Inc.

Minutes of 20 August 2007

Attendees Trish Cordell (Secretary), Jim LaBau (Board; Grounds), Todd Loudon (Treasurer), Chris Breest (President; Board), Scott Veerman (Board), David Riley (Accountant), Eric Persson and Deanne Tuckerman representing Ben Marsh & Associates Inc. Marie Steele (VP) was absent.

Quorum

? Board meeting was called at 7:08 pm. A quorum was established with 4 of 5 members present.

Approval of minutes

? Minutes of the 18 June board meeting were reviewed.
Motion to accept the 18 June meeting minutes.
Moved by Jim, seconded by Scott. **Carried**

Treasurer's Report

? Treasurer's Report was presented.
? There was 1 additional garbage bill for \$105.00 for an additional pick up. Additionally there was a question regarding the previously paid bill because of a price difference but this was because there were 2 sizes of dumpsters. Whale Bay had a larger dumpster.
? Chris Breest and M&A Enterprises replaced approximately 26 broken boards with weathered boards from behind the rock wall in order to match the other boards in view. They removed 55 boards from behind the rock wall and replaced them with new stained boards. The extra boards are available for future repairs when needed.
? Discussion about the Resale Certification and receipt of only \$1.00 on Eshmay Bay house when there was a lien against the property. The new owner stated that the inside of the house was completely trashed. The sale price was extremely low and only paid off the first lien; we got what was left in the sale.
Motion to accept Treasurer's Report
Moved by Jim, seconded by Scott. **Carried**

Ground's Report

? Tract I grass is doing very good with all the new soil and the new grass seed. The mowers removed 16 bags of grass. The new grass on Bayshore Drive is doing well but the mowers could not get in and mow this area because of all the rain. This area will be mowed once the rain stops for a couple of days.
? Lots 5 & 7 have not been mowed this year because of the construction on the street along these lots.

? Jim LaBau presented a spreadsheet of summer lawn care costs year to date. Jim estimated the total for lawn care this year will be \$8,000 to \$9,000 compared to the normal cost of \$11,000. The savings are because of areas not being mowed due to the road construction. Next year with all the new grass and repairs to Tract I Jim is estimating \$12,000 for the cost of mowing.

? The rock wall needs some repair. The caps are breaking off and the top needs to be sealed before winter sets in. The some of the caps are behind the wall but the caps are not necessary for the repair work to be effective. This project was sent to 8 or 9 contractors for bids on the work and no one wanted the work because it was too small of a contract.

? KFQD Park has 3 to 4 foot spruce saplings all over the park. Jim LaBau spoke with Mary Gocey from the city to see if ABOA could dig up the saplings and move them to the outside of the park and take the excess to Tract I. Mary Gocey did not see a problem but did not approve the project. Jim LaBau is to follow up with the city. Jim LaBau did feel some of the saplings might just have to be cut off.

Motion to accept Ground's report.

Moved Chris, seconded by Scott. **Carried**

Architectural Report

? Property Manager presented drive through logs to all Board Members for their review

? Property manager sent out 35 miscellaneous clutter letters

? Property manager sent out 1 letter requesting timeline for painting of the house

? Property manager sent out 3 letters for yard care.

? Manager reported she approved paint colors on 3 houses.

? Manager approved one garage door replacement.

? Property manager mentioned there is one householder that corrects a violation and then reoffends. There was discussion about repeat offenders and an officer of the association mentioned about 2 or 3 years ago repeat offenders were warned on their second notice for the same offence if it happened again a fine will be assessed, no letter will be sent to the offender. The current board agreed with this plan.

? A Board member pointed out 3101 Admiralty Bay is parking on the grass, which is a violation of the CC&R. The owner needs to stop parking on the lawn and reseed the lawn and request permission to put in a larger driveway.

? Board members pointed out 3166 Bettles Bay needs to lower the blue tarp so it is not seen above the fence from the street.

Motion to accept Architectural report.

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

Vehicular Report

? Property manager sent out 10 boats, camper, trailer, etc letters.

? Property manager called police to report 1 abandoned car.

? Management questioned the out-of-commission car at 3090 Admiralty Bay. The board stated the car must be in the garage or off property because it is out of commission

Motion to accept Vehicular report.

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

Welcome Committee

? No report

Tract I Committee

? Tract I is coming along great, there is no standing water or ponds present, some areas need more seed which Chris Breest said he would do as he still has some seed.

? Discussion about putting in trees around the perimeter of Tract 1 and leaving the center open for activities to help absorb the water. If the city agrees some of the spruce can be taken from KFQD Park we will use some of the spruce seedlings. The board would also like to start with about 20 hardwood trees. Homeowners will be polled to make sure they do not object to trees in their back yards. Jim LaBau is to look into the cost of hardwood trees, fencing and protection items necessary to keep the moose from destroying the trees. When Jim has these costs he will e-mail all board members and the members will vote by e-mail whether to spend the money or not.

Old Business

? No report.

New Business

? A board member stated that about 5 homeowners have approached him about violation letters they received. The member asked questions and explained the reasoning for the letters and the owners backed down. None of them had been fined. Discussion on how homeowners can reply to the manager in response to a violation. Manager could to add to the letters beside the contact numbers "or online at www.aboa.org; on the homepage select "Contact" then check the box next to Property Manager.

? The homeowner who had received a violation letter and did not correct the problem did get a fine. He approached a board member and stated they were out of town because of a death in the family could anything be done? The board voted to remove the fees associated with the fine due to the circumstances.

? Management was requested to look into speed bumps to be put in the neighborhood during the summer months. Preference was for the rubber removable bumps but the question was how do we get them who drill the holes and who pays for them?

? Discussion about looking at the management contract and how the management services are being used and what changes might need to be made for the 6 month

review of how things are going. A task force will meet to help with the discussion at the next meeting regarding management 6-month review.

? The board will be looking at the budget for next year so a good recommendation can be made at the annual meeting

? Discussion about the road improvement at the end of Admiralty Bay. Jim noted that the roadbed was dug down about 2.5 meters (almost 10 feet). This hole was filled part way with a membrane placed to help with the frost heaves. The depth is deep enough to allow proper sub-street drainage of Admiralty Bay.

? The work on 100th Ave from Victor to Bayshore Drive should begin in 2008. If the bond package is approved hopefully Bayshore West improvement will commence.

Next Meetings

17 September 7:00p.m. at Jim LaBau's house 2951 Admiralty Bay

Motion to adjourn

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

Meeting adjourned 8:25 pm.

Alaskan Bay Owners Association, Inc.

Minutes of 17 September 2007

Attendees: Chris Breest (President; Board), Marie Steele (VP), Todd Loudon (Treasurer), Trish Cordell (Secretary), Jim LaBau (Board; Grounds), David Riley (Accountant), and Eric Persson. Scott Veerman (Secretary) was absent. Deanne Tuckerman represented Ben Marsh & Associates, Inc.

Quorum

? Board meeting was called at 7:10 pm. A quorum was established with 4 of 5 members present.

Approval of minutes

? Minutes of the 20 August board meeting were reviewed.

Motion to accept the 20 August meeting minutes.

Moved by Chris, seconded by Marie. **Carried**

Treasurer's Report

? Treasurer's Report was presented.

? Balance after current months spending is approximately \$22,325.00

Motion to accept Treasurer's Report

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

Grounds Report

? Lawn mowing costs are at \$8,500 with one month left. Jim LaBau estimates \$1,000 to \$1,500 for the month of September, bringing up the yearly total for lawn mowing to close to \$10,000. The new lawns put in after the work on the different Muni projects in the area are just now being mowed. We will need to budget more for mowing, probably up to \$12,000 for next year.

? A tree planting party was held thanks mainly from a push from Chris. Jim LaBau was able to pick up 15 Canadian Red cherry trees from Bells Nursery at half-price. They were planted with the help of an auger from Baileys Rental. The total cost for trees, rental equipment, poles, and screening for moose protection was \$1,061.00. Some nice-looking spruce trees, with leaders of good length, were moved from KFQD Park and put around the edge of Tract I and the edge of the of KFQD Park. Mary Gocey got back with Jim LaBau after the last meeting, saying it would be a good idea to remove the saplings from the center of KFQD Park.

? The rock wall needs some repair. Jim LaBau and Chris Breest will get a work party together before winter to cap the wall. Chris Breest will pick up some lights to replace the burned-out ones when they work on the wall. Chris Breest said the sign

needs to be varnished. He hoped they could find a vibrating sander for sanding, and then varnish the sign to protect the wood.

? Jim LaBau spoke with Jim Lawson (with the city) regarding funding for street work on Admiralty Bay and Bettles Bay Loop and whether or not the streets would be on a bond issue vote for next April. As of last meeting it looked like we would have to go through the Klatt Community Counsel to get the work on the Muni's agenda. Jim Larson stated as of right now it is scheduled to be on the list for bonding for next year. Jim Lawson will keep Jim LaBau posted with any changes.

? Jim LaBau reported Ensign is open now even though the signs state the street is closed. Paving of the road has been completed and the bike path was to be paved 18 September. The lawns will have the soil put in place and be ready for seeding; however, the contractor will not seed until next year. The fence that was removed at 2921 Admiralty will be replaced as soon as the survey crew can get out and check property lines. The two flower beds that were destroyed during the street repairs will be replaced September 18 and 19, 2007

? Chris Breast reported that six homeowners along with Jim LaBau and Todd and Mrs. Loudon planted the trees on Tract I.

Motion to accept Grounds report.

Moved Trish, seconded by Marie. **Carried**

Architectural Report

? The owner of 3120 Admiralty Bay Drive e-mailed Deanne Tuckerman after receiving a fine for trashcans that could be seen from the street. The owner stated they have been out of town for two weeks and just got the violation letter and notification of a fine at the same time. After discussion, board members reversed the fine.

? The owner of 3101 Admiralty Bay sent an e-mail requesting they be allowed to park on the grass until the road improvements are completed. Deanne Tuckerman will notify the owner that parking on the grass is against the bylaws and he could not park on the grass.

? Jim LaBau asked if the owner of 3001 Admiralty Bay had responded to the violation letter regarding the fence. Deanne Tuckerman stated that she got a voice mail saying the owner was going to replace the fence next year and that someone would be out within the next two weeks to stabilize the fence.

? The owner of 2920 Hogan Bay mailed a request with sketches of a shed they would like to attach to the house. The board approved the request and requested Deanne Tuckerman to notify the owner.

? Jim LaBau received was asked if the association could intervene with a homeowner with too much clover in the lawn. The board felt this is not a violation as some people like clover and will plant it.

? Deanne Tuckerman was requested to research the procedure for getting speed bumps. She called Robert Kniefel, Municipal Traffic Engineer, who referred her to Jennifer Satterfield (343-8430). Jennifer explained the association has to request a study be done to see if the area qualifies for speed bumps. The traffic has to be monitored for volume and speed. After the analysis is complete, MOA will decide if

and where the speed bumps will be installed. In the meantime, APD can be called and the “smart cart” can be placed in the area to monitor the speed and provide a visual reminder of the speed limit.

- ? Property manager sent out 10 miscellaneous clutter letters
- ? Property manager sent out 2 fence repairs.

Motion to accept Architectural report.

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

Vehicular Report

- ? Property manager sent out 1 RV notice.
- ? Property manager sent out 1 disabled vehicle letter
- ? Property manager sent out 1 auto repair letter.

Motion to accept Vehicular report.

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

Welcome Committee

- ? No sales, but two resale certificates have been ordered. It was noted the refrigerator magnet has an incorrect PO Box address.

Motion to accept Welcoming Committee report.

- ? Moved Jim, seconded by Marie. **Carried**

?

Tract I Committee

- ? Covered in the Grounds Report.

Old Business

- ? Dave Riley pointed out the web site needs to be updated with the new board members that were appointed in April. Deanne Tuckerman was requested to ask the Web Master to update this when she sent in the new minutes to be posted to the web site.

Motion to accept Old Business.

- ? Moved Jim, seconded by Trish. **Carried**

New Business

- ? Proposed budget was discussed and the following budget is what was approved.

o Newsletters/Copying	250
o Mowing	15,000
o Accounting	3,500
o Electric	300

○ Annual Meeting	300
○ Block Party	1,000
○ Capital Improvement	5,000
○ Insurance	1,500
○ Legal Expenses	2,000
○ Gifts	300
○ PO Box	150
○ Stamps	500
○ Dumpsters	1,500
○ Annual Taxes	100
<hr/>	
○ Subtotal	31,400

The second part of the budget was to decrease the management company's contract from \$2,376 per month to \$1,500 (\$18,000 for the year) to take effect 1 October 2007. This was accomplished by changing the requirements on the management company and the management company agreeing to the changes.

When the management contract was signed neither the management company nor the board of directors knew how much work would be required or exactly how things would work out. There is now 6 months experience working together and the "growing pains" have become apparent and some changes are being made. Both the management company and board of directors are in agreement with the changes. There will be a review again in 6 months.

Without the change in the management contract, the dues would need to be raised to \$350.00 per year. With the change in the management contract, the dues can be left this next year at \$275.00 per year. There is a possibility of the dues being raised in 2009.

Motion to accept the budget as changed with a new total of \$49,400 (\$31,400 + \$18,000).

? Moved Marie, seconded by Jim. **Carried**

The management contract with the amended price of \$1,500 per month was presented for the board of directors and the management company.

Motion to accept the amended management company contract.

? Moved Jim, seconded by Marie. **Carried**

? Management Company was requested to contact the Anchorage School District and reserve the multipurpose room at Bayshore Elementary School for the annual meeting 13 February 2007

Next Meeting

15 October 7:00 p.m. at Jim LaBau's house, 2951 Admiralty Bay

Motion to adjourn

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

Meeting adjourned 8:50 pm.

Alaskan Bay Owners Association, Inc.

Minutes of 19 November 2007

Attendees: Chris Breest (President, Board), Scott Veerman (Board), Trish Cordell (Secretary, Board), Jim LaBau (Board, Grounds), and David Riley (Accountant). Marie Steele (VP, Board) and Todd Loudon (Treasurer) were absent. Deanne Tuckerman represented Ben Marsh & Associates, Inc.

Quorum

? Board meeting was called at 7:10 pm. A quorum was established with 4 of 5 members present.

Approval of minutes

? Minutes of the 17 September board meeting were reviewed.

Motion to accept the 17 September 2007 meeting minutes.

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

Treasurer's Report

? Dave Riley presented the Treasurer's Report.

? Dave reported that 19 homeowners have not paid their annual dues and one has an outstanding fine for parking on the grass. The second notice for dues went out last week. Deanne reported that the owner of the car parking on the lawn wanted to be at the October meeting to discuss the fine, and she forgot to call him to let him know about the November meeting. After some discussion it was decided to forgive the fine provided the car is not parked on the lawn anymore.

Motion to accept Treasurer's Report

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

Grounds Report

? Jim presented his report for all the grounds maintenance for this year. The final mowing cost \$10,195, which was the estimate at the end of September. Jim estimates mowing next year will be around \$15,000 because of all the tracts being on line. In the spring we will have to look at the contract and see if we are going to extend into the third year of the current contract or put the mowing contract up for bid.

- ? Jim will check the newly transplanted trees in KFQD Park. If they show any signs of moose peeling off the bark, he will spray the trees to keep them from being further damaged.
- ? Chris sanded and varnished the Bayshore sign, fixed the capping on the wall to keep water out, and changed out the light bulbs on the corner of 100th Ave and Bayshore. Next summer it would pay to have a mason come out and put the cap on the wall. All Chris did was set the top in concrete rather than put the mortar around the caps.
- ? Jim mentioned in the past they have hired some of the neighborhood children to use a snow blower to clear out the two walkways to Mears Middle School. The group recalled they paid \$10.00 per occurrence. The board decided to ask Marie if she knows anyone in Rocky Bay that might be interested in blowing the walkways for anything over 2 inches for \$25.00 per occurrence. Jim volunteered to send Marie an e-mail asking the question. Chris volunteered to ask around on Eshamy Bay for that walkway.
- ? Chris mentioned that the city sent their large snow blower out to clean the sidewalk on 100th Ave. Last year the city did not do the new walks on Bayshore because it was not on their records. Chris and Jim discussed the walkways in Tract L and KFQD Park. Jim will call the Parks and remind the city the new Tracts are up and see if they will snow blow the walks.

Motion to accept Grounds report.

Moved Trish, seconded by Chris. **Carried**

Architectural Report

- ? One request from a resident for a new shed.
- ? Homeowner responded to a violation letter for fence repair stating he will replace his fence by June 2008.

Motion to accept Architectural report.

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

Vehicular Report

- ? Property manager sent out 2 ATV notices.
- ? Property manager sent out 2 parking vehicles letters.
- ? Property manager sent out 1 boat notice.
- ? Property manager sent out 1 miscellaneous clutter letter.
- ? Property manager sent out 1 fence repair letter.

Motion to accept Vehicular report.

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

Welcome Committee

- ? Chris stated he had one notice. Deanne said there were 2 notices in the e-mail today.
- ? Chris said he normally waits a couple of weeks to allow the new owners a chance to move in and then he takes them the magnet and a gift card, introduces himself, and lets them know that if they have any questions to call him. Jim volunteered to welcome the new owner in Jordan Weiss's old house. Chris stated he would welcome the other two new owners.

Motion to accept Welcoming Committee report.

? Moved Jim, seconded by Scott. **Carried**

?

Tract I Committee

- ? Nothing new

Old Business

- ? Deanne has applied to Bayshore Elementary School for the Facilities Use Permit for the annual meeting. The school district has reserved the multipurpose room for us. However, they will not issue a permit to us until we show them our new policy, as the one Deanne sent them shows the insurance expiring in December 2007. Dave will call State Farm and see if we can get the updated policy so we can secure the room.

Motion to accept Old Business.

? Moved Jim, seconded by Trish. **Carried**

New Business

- ? Discussion and planning for the Annual Meeting. Insuring the Property Manager gets everything to the printers and out in time for the 30-day notice.
- ? The RID (road improvement district) project was discussed and Chris is going to go to the information meeting on 5 December 2007 to get a clear understanding of what the scope of work will be. We want to know if Bettles Bay Loop is going to get the same sewer and drainage that the rest of the area is to get.

Motion to accept New Business.

? Moved Trish, seconded by Jim. **Carried**

Next Meeting

21 January 2008, 7:00 p.m., at Chris Breest's house, 3137 Bettles Bay Loop

Motion to adjourn

Moved by Chris, seconded by Trish. **Carried**

Meeting adjourned 8:15 pm.