

Alaskan Bay Owners Association, Inc.

Minutes of 15 September 2014

Attendees:

Yannick Hodgkin (President), Ginger Scoggin (Secretary), Randy Bañez (Treasurer), and David Riley (Accountant) present. Mike Bridges (Board Member/ACC Chairman) and Mark Smith (Vice President) were absent.

Candice Haywood and Deanne Tuckerman represented Ben Marsh & Associates Inc.

Call to Order:

The meeting was called to order at 6:39 PM.

Quorum:

Quorum was established with 3 out of 5 Board members present.

Agenda:

Ginger Scoggin moved to approve the Agenda. Randy Bañez seconded the motion. Motion carried.

Approval of Minutes:

The minutes of the 21 July 2014 meeting were reviewed. Yannick Hodgkin moved to approve the minutes. Randy Bañez seconded the motion. Motion carried.

.Homeowner Concern:

A homeowner called Management and stated he had received a letter regarding his fence needing repair. He informed us that the property is a rental and he was shocked to see the fence. He has called Faltz Nursery and they would be two weeks before an estimate could be given. The fence probably would not actually be put in until after ground thaws next year. Deanne agreed that would be ok. The homeowner sent a letter stating his plan. The board recommended a reminder notice be mailed to the homeowner in the spring.

Financial Report:

David Riley presented the financial reports for July and August. All dues are paid current and the budget is on track for the year.

Yannick Hodgkin asked if the Chugach Electric bill has been taken out of the homeowners name it is in and put in the Association's name. The board member who said they would do it stated it still was not done. Yannick volunteered to get this done. This bill is only for the lights on our sign into the Association on the corner of Bayshore and 100th. Ginger Scoggin moved to approve the financial report. Randy Bañez seconded the motion. Motion carried.

Budget:

David Riley presented the draft. David asked for discussion and explained the assumptions and back up documentation. After some discussion about the budget

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Ginger Scoggin moved to lower the dues this year to \$300.00 per lot. Yannick Hodgkin seconded the motion. Motion carried.

The budget will be revised with the changes from the discussion and sent out to the board members on Tuesday for approval. David warned there are only 9 days left before statements are mailed out so everyone should send comments in quickly.

Grounds Report:

None

Architectural Committee Report (ACC):

None

Manager's Report:

Deanne stated it was time for the invoice for the yearly credit card processing fee for the October 14 through end of September 15 would be mailed out this week.

The board discussed how the credit card would work. Candice explained the procedure to the board. The Board asked the Management office to write up the procedure in a letter to be included in the statement mailing on 25 September 2014. Management was also asked to add a link to the website to Paylease, the credit card site to make it easier for homeowners to pay their dues.

Welcoming Committee:

Yannick Hodgkin reported there are currently four new owners who will be receiving baskets.

Old Business:

House Rules: Postponed until the next meeting.

Interest Rate & Late Fees: Postponed until the next meeting.

New Business:

Yannick Hodgkin asked Deanne when the dumpsters will be delivered. Deanne stated she would call Alaska Waste when more of the leaves are on the ground. Deanne also suggested someone from the board could call her office if they felt it was time for the dumpsters to be delivered.

Next Meeting:

The next meeting will be Monday, 20 October 2014 at 6:30 PM Ginger Scoggins will host the meeting.

Adjournment:

Hearing no further business the meeting was adjourned at 8:11 PM.