

Alaskan Bay Owners Association, Inc.

Minutes of 30 October 2014

Attendees:

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

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

Call to Order:

The meeting was called to order at 6:34 PM.

Quorum:

Quorum was established with 4 out of 5 Board members present.

Agenda:

Mike Bridges moved to approve the Agenda. Randy Bañez seconded the motion. Motion carried.

Approval of Minutes:

The minutes of the 15 September 2014 meeting were reviewed. Mike Bridges moved to approve the minutes. Randy Bañez seconded the motion. Motion carried.

.Homeowner Concern:

A homeowner has contacted management several times regarding loud parties, lots of noise etc. The house is a rental and the owner was contacted and has talked with her tenants and has taken care of the problem. The owner was very responsive and corporative.

Randy Bañez reported a neighbor on Eshamy Bay was burglarized. The person entered the premises and had a weapon. When the homeowners came into the room the intruder ran out the open window and ran away. Please be mindful of what you leave out and keep everything locked.

Financial Report:

David Riley presented the financial reports for September 2014. Dues are coming in at about the same rate as last year. As of the meeting only 33 people needed to pay the 2015 dues.

Management reported that one of the homeowners who is paying through a payment schedule has paid \$1,000.00 of the dividend towards her payment and would have the rest of the dividend paid by the end of the year. David Riley stated he would put \$300.00 of this to this year's dues and the rest to the back charges owed. He also reminded everyone that she would owe \$884.00 plus \$300.00 so she should pay \$1,184.00 before the New Year.

Budget:

Alaskan Bay Owners Association, Inc.

David Riley presented the Operating Budget as of the end of September which shows we are in very good shape for the year. For the year we budgeted total expenditures of \$47,420.00. Year to date we are at \$30,347.49 spent which means with only two months left in the year we are at 64.42% of the year's budget. Mike Bridges moved to approve the Financial Report and Budget. Mark Smith seconded the motion. Motion carried.

Grounds Report:

None

Architectural Committee Report (ACC):

Mike Bridges requested a reminder letter to the new owner of the property on the corner of Admiralty and Bettles Bay, they replaced the fence that was blown down and did not paint the fence so there are two very distinct colors.

The fence that was taken down by one of the utility companies is up and looks good. The fence in question is almost at the end of 100th and Bayshore Drive.

Deanne asked about the fence towards the back of the property at 3070 Admiralty Bay. Everyone thought it was fixed but Yannick stated she and her kids would walk and make sure of this.

Mike Bridges stated the fence along 100th is holding up very well. However, there are some boards that need replacing as well as Management needs to get bids for power washing and painting the fence next spring.

Management also needs to get bids for replacing all four identical signs going into our neighborhood. It would be nice to replace them with a like item.

Randy Bañez moved to approve the Grounds Report. Mark Smith seconded the motion. Motion carried.

Manager's Report:

Management reported there is an issue between the Online Credit Card processing company and Credit Union One with receiving the payments. Because the payment has Paylease on it rather than Alaskan Bay Owners Association on it with the correct association account number the credit union will not accept the payment. Deanne and Candice made the recommendation that we just use the Ben Marsh & Associates trust account for accepting the payments. Ben Marsh & Associates will then just write a check to the Association for the dues received on line.

Mike Bridges moved to approve the Managers Report. Randy Bañez seconded the motion. Motion carried.

Welcoming Committee:

None

Old Business:

House Rules: Postponed until the next meeting.

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

Alaskan Bay Owners Association, Inc.

New Business:

Management asked if the group was going to cancel the November and December meetings as it has been done historically. Management reported they are already looking at all the items for the Annual Meeting. Deanne stated she would get all the items set up that will be going to the printers and send out to the board for approval before the time line is up. Deanne must have everything to the printers by 5 January to meet the time line of 30 days notice for the homeowners of the Annual Meeting.

Management requested directions regarding the securing of a class room at Bayshore Elementary School for the Annual Meeting.

Mike Bridges moved to approve to have Deanne make the necessary arrangements with the school for the Annual meeting. Randy Bañez seconded the motion. Motion carried.

The Board decided there will not be another meeting until 19 January 2015

Next Meeting:

The next meeting will be Monday, 19 January 2015 at 6:30 PM Ben Marsh & Associates 2550 Denali, Suite 1310.

Adjournment:

Hearing no further business the meeting was adjourned at 7:32 PM.