

Alaskan Bay Owners Association, Inc.

Minutes of 21 September 2015

Attendees:

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

Deanne Tuckerman represented Ben Marsh & Associates Inc.

Call to Order:

The meeting was called to order at 6:37 PM.

Quorum:

Quorum was established with 3 out of 4 Board members present.

Agenda:

Mike Bridges moved to approve the Agenda. Mark Smith seconded the motion. Motion carried.

Approval of Minutes:

The minutes of the 17 August meeting were reviewed. Mark Smith moved to approve the minutes. Mike Bridges seconded the motion. Motion carried.

Financial Report:

David Riley presented the financial reports for Aug 2015. Two homeowners still have not paid their dues. The attorney has sent letters on behalf of the Association and received no response to his letters. David reported our next step is have the attorney make a face to face appeal for them to pay their dues at his usual rate of \$350 an hour. If they respond to his appeal in person for money or a signed payment agreement foreclosure actions will be started.

Mike Bridges reported while he was doing one of his drive through he saw a Hope Cottages supervisors van at 10011 Whale Bay Circle and spoke with him about where the trash cans should be stored, behind the fence or in the garage. Mike felt we would not have any more problems with trash cans at that location.

Randy Banez moved to have Deanne write Hope Cottages a letter stating we support their mission and are removing the fine for parking on the grass. If there is a vehicle parked on the grass again we will not send a letter we will just fine them. Mark Smith seconded the motion. Motion carried.

David reported we are currently at 75.79% of our total budget spent, which a little above where we should be at this time of year. With mowing almost completed for the year we should be right on track. Randy Banez stated we should only have one more billing on the mowing.

Deanne was requested to update the mowing contract with one more year continuance. Once that is done a board member will get with the mowing company for signatures.

Budget:

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David Riley presented the budget with changes of the fall dumpsters being dropped from the budget unless there is a large wind storm or another reason to pay for dumpsters. An addition of \$2,500.00 was made to replace the split rail going into KFQD Park and Tract I paths.

Mike Bridges motioned the dues should not be increased this year. Randy Banez seconded the motion. Motion carried.

Mark Smith moved to approve the Financial Report and Budget for 2016. Randy Banez seconded the motion. Motion carried.

Grounds Report:

Mike Bridges presented the grounds report. The Banez boys will do the last mulching of the leaves and weed & feed the lawn for the season within the next couple of weeks.

Mike reported the Little Libraries will be up by this week-end. The two that were reserved for us will be at the pathways one at the entrance to Tract I on Bettles Bay closest to Eshamy Bay. The second one will be by the path going to KFQD Park off Bettles Bay. The libraries will be stocked with children's books and someone will be periodically checking to make sure the books are appropriate for kids. These have been provided by Mike's Rotary Hillside Club and will be jointly monitored and cared for by our Association and the Rotary Club. Please consider keeping them well stocked with books you are willing to share with the community around you. See pictures below with Mike Bridges digging the post holes.



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Architectural Committee Report (ACC):

Mike Bridges reported two more roofs have been approved. The new deck and porch for a homeowner on Bettles Bay was approved.

Manager's Report:

We have had nothing substantial showing up lately. Trash cans are still our biggest offenders.

Mike stated he was doing drive bys' two to three times a week and the new owner of a house on Jackpot Bay needed to be sent a nice letter letting them know the trash cans cannot be left out where they can be seen. Also refer them to the house rules so they do not get fines for not knowing the house rules.

Randy Banez moved to approve the Grounds, Architectural Committee and Management reports. Mark Smith seconded the motion. Motion carried.

Welcoming Committee:

David Riley reported there have not been any Resale Certificates issued lately. Deanne was requested to call Kay and Kirsten and ask them to deliver the welcoming gifts to any new owners they have as the winter does not see many if any sales.

Old Business:

Mark Smith went over the revisions to the House Rules. Deanne stated the change regarding the delinquencies and lien was not necessary. There were questions why Deanne stated a lien was not necessary. Deanne said she would get the State Statue from Shane Osowski, an attorney who frequently represents Associations. Mike Bridges motioned to

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approve the changes to the house rules with the exception of the delinquencies and liens. The delinquencies and liens will be voted on by email when Deanne gets the statues. Randy seconded the motion. Motion carried.

Deanne asked for a stronger worded statement about the RV's being out of the neighborhood more than in. There are several homeowners who will move the RV out just long enough to say it was out of the neighborhood. They will than bring the vehicle back in the neighborhood for another 72 hours all summer long. The board stated we should document and make sure they get a letter every time the RV is in the neighborhood and make sure fines are sent out on time every time.

Mark moved to approve the Old Business. Mike Bridges seconded the motion. Motion carried.

New Business:

It is time for the Fall Newsletter to be written. Randy Banez stated he would write the newsletter and send it around for everyone's input.

Hearing no more business the meeting was adjourned at 7:16.

Next meeting will be 19 October 2015 at Mark Smiths home 3140 Admiralty Bay.