

Alaskan Bay Owners Association, Inc.

Minutes of 18 January 2016

Attendees:

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

Deanne Tuckerman and Candice Haywood (present telephonically) represented Ben Marsh & Associates Inc.

Call to Order:

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

Quorum:

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

Approval of Minutes:

The minutes of the 16 November 2015 meeting were reviewed. Mike Bridges motioned to approve the minutes with one correction. Mark Smith seconded the motion. Motion carried.

Financial Report:

David Riley presented the financial report.

At the end of 2015 the Association was a bit over budget due to some unplanned but necessary expenses, such as the repairs and maintenance to a retaining wall the 100th Ave. fence.

There are a few Owners who paid their dues late but did not include the late fees with their payments.

David asks if the Board would like him to send invoices for the late fees or waive them. Mike Bridges motioned that the Board waive the late fees. Randy Bañez seconded the motion. Motion carried.

Mark Smith motioned that the Financial Report be accepted. Randy Bañez seconded the motion. Motion carried.

Grounds Report:

None

Architectural Committee Report (ACC):

It is time to start sending out reminders for spring repairs and projects so that Owners can get a jump start on planning. Management should start taking note and sending letters. The Board will report to Management any issues they note.

Manager's Report:

There are still a lot of trash cans being left in sight of the road. Management has begun sending letters on the first occurrence of this violation instead of waiting to see repeat offenders in hopes that this will help get the problem under control. If not Management will want to discuss fine recommendations with the Board.

Welcoming Committee:

None

Old Business:

The homeowner at 2920 Rocky Bay sent a letter in response to the Association's letter regarding the hockey rink. The Association's attorney looked over their letter and made some recommendations to the Board for a response. After some discussion (Board member Mark Smith recues himself from the discussion) it is agreed that another letter be sent to the homeowner letting them know that the ice rink can remain for the rest of the winter but there should be no noise after 8 pm. They are also to understand in the future that the rink is considered a additional structure which must have prior approval in writing from the Board. Future construction of a rink will result in fines and possible legal actions for violation of the Associations ACC regulations. The letter should be sent by Management by certified mail within a week of this meeting.

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The final draft of the revised House Rules will be sent out to the Board for review in advance of the next meeting.

The winter newsletter was not ready to go out with the Annual Meeting notice. A simple newsletter will be drafted to be sent out by Management instead of by the printer.

New Business:

None

Adjournment:

Hearing no further business Mike Bridges motioned that the meeting be adjourned. Mark Smith seconded. Meeting was adjourned at 7:20 PM.

Next meeting will be the Annual Meeting 10 February 2016 at the Bayshore Clubhouse.