

Alaskan Bay Owners Association, Inc.

Minutes of 18 April 2016

Attendees:

Randy Bañez (President/Board), Mark Smith (Vice President/Board) Mike Bridges (Treasurer/Board/ACC Chairman), Kay Waitman (Secretary/Board Member), Stan Mayra (Board), and 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 6:40PM.

Quorum:

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

Approval of Minutes:

The minutes of the 18 January and 10 February meetings 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. He presented three months worth but only spoke of March since the others were outdated.

One homeowner still owes two years worth of dues, late fees and legal fees adding up to \$1050.00. This house went into foreclosure and the bank sold it. The current owner paid dues for 2016 however he is remodeling the house to resale it. The attorney felt it would not be worth the attorney expense to go after this amount of money. Mike Bridges moved to write off the debt of the foreclosure. Randy Bañez seconded the motion. Kay Waitman abstained from the vote. Motion carried.

The other owner that was discussed is one who had filed bankruptcy and owes the association \$1299.00. The association had a confession of judgment for payments and the PFD's till amount owed but all monies are now going to the Bankruptcy attorney. This has been turned over to Shane Osowski. David has tried to contact Shane but emails have not been returned. Mike Bridges asked Deanne to contact Shane and let him know this is not acceptable behavior and he will not represent ABOA if this is how he chooses to act.

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

Grounds Report:

Bañez Brothers need to get out and remove the gravel and do the first mowing. Summer has come earlier than normal. Tract I needs the leaves picked up. There are a couple of good trees there but some have died and need to be removed. Mike Bridges will get a crew together and take care of the dead trees. The owner at 10001 has already received permission to remove 3 birch trees. The fence along 100th has some boards that need to be secured. Mike or the Bañez Brothers will take care of this. Joe Young and Mike Bridges will renew the lights at the main entry over our sign.

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Architectural Committee Report (ACC):

The homeowner at 10001 Eshamy Bay has requested to remove three birch trees. The request has been approved.

The homeowner at 3050 Admiralty Bay requested a garden shed be approved. The request has been approved.

Randy Bañez moved to approve the Grounds and the Architectural Committee Reports. Mark Smith seconded the motion. Motion carried.

Manager's Report:

Management was requested to go back over the past two years and make a list of how many of each violation we are seeing. This was to be done in 2 weeks.

Welcoming Committee:

10050 Eshamy Bay is for sale by owner, it has a mother-in-law unit set up inside it. Fully remodeled by this owner, just him so there is just too much room.

Old Business:

Mark Smith went over some of the changes to the house rules. The board agreed with the changes and is to email out the final house rules. Management will send the new house rules to the webmaster for inclusion to our web page.

3001 Bettles Bay needs a reminder letter to paint the fence boards he replaced when he moved into the house.

New Business:

It is time for the spring news letter to go out. The Bañez Brothers are both going into the military upon graduation so after next summer the mowing contract will need to be put up for bid. The news letter should include a squib that anyone in the neighborhood who is interested in mowing will have the first right of refusal.

The sidewalk by the mail boxes on Admiralty Bay between Hogan and Rocky Bay has started to fall apart. This was a muni project, the homeowners were charged for this bond package and they would like the sidewalk fixed. Management was requested to take care of contacting the muni about getting this fixed. Kay Waitman will send the management company pictures

Kay Waitman asked if there were any plans to put children's play equipment in Tract I. Mike Bridges explained the liability was way more than the association could take on. If there was to be any children's play equipment it should be added to KFQD Park which ABOA has adopted.

Adjournment:

Hearing no further business Mike Bridges motioned that the meeting be adjourned. Kay Waitman seconded. Meeting was adjourned at 7:45 PM.

Next meeting will be 16 May 2016 location will be determined later.