

Bayshore Breeze

October 2016



CONTACT INFORMATION

Bayshore Beach Club
1512 NW Oceania Dr.
Waldport, OR 97394

Phone (541) 563-3040
 Fax: (541) 563-6489
 E-Mail baybeach@peak.org
 Web Site www.pioneer.net/~baybeach
 Caretakers--Jesse & Marsha 541 563-7253
 Pool 541 563-3871

Office Manager Hours

The board voted to allow flex hours for the Office Manager/Secretary-Treasurer so as to allow her to deal with family health concerns.

A call the office prior to visiting will prevent finding a locked office.
(541) 563-3040

October Index

Planning Calendar	2
Director Interview	3
Contact Information	3
Local Options for Firefighters	4
Milky Way	4
Yaquina Bay Light	5-6
Bayshore Book Club	6
Bayshore Gardens	6
Bayshore Book Club	7
Bayshore Sales Report	8
Road District	8
Photoes from the Coast	9
Sandpiper Dr Paving	11
Bayshore Committees	
Planning	9
Physical Assets	10-11
Long Range Reserves	11
Safety	12-13
Sand Lobby	13
Policies and Procedures	14
Communications	15
Meet Your Planning Committee	16-19
BOD October 15	20
Thank You	20

Welcome New Members

Tania J. Tolmasoff	1
Peter Bavaro	2
Michael Schlosser	3
David M. & Janice D. Grep	3
Jeffrey N. & Ellen L. Bryan	3
Stephen & Allison Scarborough	4
Dominic & Lucille Carano	4
Mark & Sandra Merryman	5
D. Craig & Bernadette Williams & Irene C. Williams	7

Mark Your Calendar 2016 -17 BOD Meetings

November 19
 January 21
 February 18
 March 18
 April 15
 May 20

These Times They Are A--changin'*

Bob Mowrer

Members, please take notice of the planning calendar established by a vote of the Directors in their October meeting. The Board's organization is also reflected in the monthly agendas and minutes. Meetings are orderly, structured and respectful.

Also notice the contact information now lists e-mail addresses and

phone numbers for **all** directors. By the end of the 2015-16 year, most directors had removed their personal contact information. Perhaps we members were venting at directors rather than communicating with them?

I encourage you to attend a BOD meeting prior to the May members's meeting and see for yourself the orderly and respectful meetings. Also consider contacting a director just to say thank you for doing what has

been a thankless job in Bayshore. If you have an issue or question, contact them and ask for information. Use e-mail so they can attend to your concerns on their time schedule. Above all, treat these people the way you expect to be treated.

I hope we can all take time to let directors know that we appreciate their service.

*song title by Bob Dylan winner of the Nobel Prize in Literature 2016.

Proposed Planning Calendar for Board of Directors

MAY

- o Spring Clean-Up--not 3rd Sat.*
- o Annual Meeting of the members is held on the third Saturday in May.
- o Board elections are held at the annual meeting
- o Organizational Meeting
- o Elect Board Officers.
- o Select Secretary-Treasurer.
- o Approve Budget.
- o Select Budget Coordinator.
- o Fix the annual dues.

JUNE

- o June 30th, last day of fiscal year.

JULY

- o July 1, first day of fiscal year.
- o Orders an annual review of the financial statement by an independent CPA within 180 days after the end of the fiscal year,

AUGUST

SEPTEMBER

OCTOBER

- o Conduct property inventory

NOVEMBER

- o Property inventory to Board

DECEMBER

- o No Regular BOD meeting.
- o Holiday Food Drive
- o Employee Evaluations

JANUARY

- o Committees to prepare budget requests for submission next month.
- o Appoint Financial Audit Committee. Orders an annual review of the financial statement by an independent CPA within 180 days after the end of the fiscal year, and ensures that necessary income tax returns are filed annually.
- o Present employee evaluations. (Executive Session)
- o Set Employee compensation retroactive to January 1.
- o Review Insurance coverage

FEBRUARY

- o Appoint Nominating Committee. Selects a board member (may not

be the president or member eligible for reelection) and approves the appointment of two members-at-large to serve on the nominating committee.

- o Committees submit budget requests.

MARCH

- o Tsunami Preparedness & Walk Out Exercise.
- o Financial Audit Report due.

APRIL

- o Election packets prepared and mailed.
- o Need volunteers to count ballots.
- o Present slate of candidates.
- o Confirm candidate's standing.
- o Present Budget.
- o Select Pool attendants interview committee.
- o Set Pool dates. (Opens 3rd Saturday in May, closes the Sunday following the 4th Saturday in September. 135 days)

*Spring Clean up has been previously held on the third Saturday--Members Meeting



Director Interviews

Vice President Pat Johnson Director Division 1

This is the second in the Communication Committee's *Meet Your Directors* feature. We skipped the feature in September as both of the directors we intended to feature had resigned.

Our intent is to feature one returning director and one new director each month until all returning directors are interviewed. Our new director this month is Vice President John Pat Johnson who prefers to go by his middle name.

Our returning director has not responded to our request. We will attempt to print that interview in November.

1) What are the three most important issues/problems the BOD should address and resolve in 2016-17?

It appears lately that an important issue facing the BOD is in keeping directors. I believe that if the board is functioning correctly, dealing with real issues that they actually have jurisdiction over, making decisions based on our rules and attorneys's advice, and relating that to the HOA, we would have a lot smoother board meeting and less frustration among the board. I feel this is working better under our new current president Skip. To me that is the most important issue facing the board at this time. The canal issue was settled by the attorney in my view, and the sand issue will be there for ever!!

2) What information/preparation does the Board need to address these problems?

Continue to function, under the new board, in a more professional manner than apparently was done in

the past.

3) What is the best way for Board members to resolve disagreements and work together as a team?

Communication is always the best way to resolve disagreements (active listening) and talking things out. No one is going to agree all the time. You can agree to disagree, remembering that the majority rules on a board even if the decision is not right for you.

4) How can you assist in conflict resolution?

Hopefully my past training as a therapist and crisis counselor will lend itself to deflating arguments and help bring people into constructive conversation about pressing issues before the board.

5) The following survey response from one member is similar to comments from several. What is the best way for the Board to address this particular obser-

vation/perception? "I think the Board exceeded its authority and failed to consult the Bylaws and P&Rs concerning several issues this last year."

The board needs to consult the by laws, C&Rs, as well as the attorney and accountant, depending on the problem, before they make any major decisions about issues before the board.

6) What role does humor play in a well-functioning Board? Humor is king!!!!!!

7) What else would you like to tell members?

Thank you for your time—I look forward to speaking with you. Thanks

Bayshore Contact Information 2016-17

Title	Name	Division	Term Expires	Phone Number	e-mail
President	Skip Smith	3	2019	541-689-9654	sdskipsmith@msn.com
Vice President	John Pat Johnson	1	2019	541-264-1537	johnjohnson8720@sbcglobal.net
Corporate Secretary	Julie Sedlachek	4	2017	541-563-5939	jjulsed@hotmail.com
Board Member	Terry Pina	2	2018	541-563-2851	mikeandterry1@charter.net
Board Member	Mel Blecher	4	2017	541-563-4282	mel59901@yahoo.com
Board Member	Mike McReynolds	6	2017	541-563-6072	mikemcr@peak.org
Board Member	Ann Turner	7	2018	541-760-3296	turners.j@comcast.net

FIVE-YEAR LOCAL OPTION LEVY TO HIRE FIREFIGHTERS INFORMATION

- Support the Seal Rock Rural Fire District by voting YES for a 5 year local option levy to hire firefighters and fund related expenses for those positions.
- Seal Rock Fire District boundaries are north side of the Alsea Bay Bridge to 148th St., west to the ocean beach and approximately three miles east of Highway 101.
- Call volume for fires and other emergencies has increased over 40% since 2013.
- Hiring firefighters will enhance capabilities of the District to respond to fire and other emergencies.
- Volunteer firefighters will continue to be a vital part of the District.
- The District currently has 1 paid employee, the Fire Chief.
- The levy will increase the Fire District tax rate by 40 cents/\$1000. The total tax rate will be \$1.06/\$1000 of assessed value.
- When you call “911” the Fire District is committed to responding in a timely manner. This levy will allow them to provide the type of service that you have come to rely on.

THANK YOU FOR SUPPORTING YOUR LOCAL SEAL ROCK RURAL FIRE DISTRICT!

Paid for by Seal Rock Fire District Tax Levy Committee – Residents of Seal Rock Fire District
(If you have any questions, please call John Raudsep at 541-563-5329 or Mary Lou Morris at 541-563-3143.)

The above message was provided by Mary Lou Morris and approved by President Skip Smith-

Milky Way

Kerry Terrel



Thank you Kerry for the stunning picture and story! And, my apologies to you and members for my inadvertently leaving your remarkable picture out of the September issue. Certainly a work of art and patience! *Bob Mowrer*

Story Behind The Picture

Sunday night of Labor Day weekend provided a wonderful opportunity. When I went out, I happened upon one of our beach visitors attempting to take some night shots with his newly acquired camera. I assisted him in the basic settings and told him what he needed to add to his gear that will enable him to capture the night sky better. After helping him, I asked if he would mind providing a silhouetted shot for my series of the evening. After he hopped up on the driftwood log on the beach, he became mesmerized by the sky and forgot all about me, resulting in a perfectly relaxed stance and the picture I have shared with you.

All star shots require a tripod, and a very long exposure, usually about 20-25 seconds in length. Wide angle lenses help capture more of the sky as well. Some of the reddish hue at the horizon is due to the lights along the coastline that we cannot see, but the camera can.

Beach visitor is silhouetted image to the left of milky way.

Yaquina Bay Light

Ron Potter

The Yaquina Bay Light, located on the north headland of Yaquina Bay in Newport, has led a checkered past, surviving orders for its destruction like the proverbial cat with nine lives. The lighthouse arguably had the shortest length of service of any within our country, only 34 months, yet today is visited by more than 1.5 million people each year. Located in the Yaquina Bay Recreation Area, an Oregon State Park, visitors can access it from the north side of the Yaquina Bay Bridge by taking the access roads immediately prior to exiting the bridge for northbound traffic or staying in the right-hand lane on Highway 101 for southbound traffic.

The idea of a lighthouse at that location was conceived by Newport residents two years after the city was founded. A survey revealed that the bay was deeper than previously thought, providing the opportunity for commercial seagoing enterprises. They petitioned George Williams, then one of the State's US Senators, asking for funds to build a light to facilitate entry into the bay, normally a daunting task – as it remains today. The request was approved by Congress and the funds allocated.

The original plan specified the use of range lights, two lights separated by some distance that guided mariners to a safe entry into the bay. The Army Corps of Engineers sent Colonel Robert Williamson to Newport to build the Light and attached Keeper Quarters. Upon arrival, he saw that the terrain was not conducive for range lights so

a Fresnel lens was acquired and the lighthouse was built using the allocated Congressional funding. Work started on May 1, 1871 and on the evening of November 3, 1871 the keeper lit the light for the first time.

In parallel with the construction of the light, the Lighthouse Board felt a more visible, first-class lighthouse was needed in the area of Cape Foulweather, approximately 12 miles north of Newport. Funding was acquired for a location on Yaquina Head, several miles south of the Cape, but progress on the 93 ft tall light dragged on until it was lit on August 23, 1873. The activation sounded the death knell for the Yaquina Bay Light. The northern light was much more visible and covered most of the same area. On October 1, 1873, the Yaquina Bay Light was extinguished, the keeper sent south to the Cape Blanco Light located just north of Port Orford, Oregon, and the Fresnel lens set to San Francisco where it was eventually used in building the Yerba Buena Light.

Caretakers managed the structures for a few years and in 1877 it was put up for sale. No reasonable offers were received and the Light was eventually taken off the market. The condition of the Light and Keeper's House quickly started to deteriorate but the construction of the rail line from the Willamette valley to Yaquina Bay brought hope for justifying it need, and necessary repairs were made.

In 1880, the Lighthouse Board donated the Light to the Army Corps of Engineers. The Corps

needed a place to house the engineer responsible for building the jetties at the entrance to the bay. James Polhemus and his family soon moved in and oversaw the work. The jetties were completed in 1895 so the family moved out and once again the structure went dark, and subsequently in disrepair.

New life came to the Light in 1906. The U.S. Life-Saving Service needed a station closer to the entrance to Yaquina Bay; their existing station located 2 miles south in South Beach. The War Department donated the property and structures to the Service and after making the needed repairs, moved into the new quarter on August 1, 1906. In 1915, the Life-Saving and Revenue Services combined, forming the U.S. Coast Guard. Soon after, Yaquina Bay Light was renamed to Coast Guard Station Yaquina Bay.

1933 saw the Light and attached structures go dark once again. The Coast Guard moved to a new facility with better access to the water on Newport's Bayfront. Fortunately in 1934 ODOT acquired the property and structures for use as a park. ODOT's plan for the park did not include use of the lighthouse so it once again fell into disrepair.

By 1946, the building was falling apart so a plan was developed for its destruction. A number of citizens realized the historical value of the light to the City of Newport, so formed the Lincoln County Historical Society. The group raised some funds for repairs, but they fell quite short. The plans for the light's destruction were resurrected. Fortu-

Continued page 6

Continued from page 5

nately for the Light, public outcry over its destruction persisted over the years and in 1955 State leaders abandoned the plans.

In 1956 the Lincoln County Historical Society named the Light an historical site and operated the light as a county museum. In 1970 they were able to have the Light added to the National Register of Historic Places. It was added as it is the only

surviving wooden lighthouse in the state with an attached keeper's quarters. Many also say it is the oldest surviving building in Newport.

1974 saw the Light and Keeper's Quarters restored by way of the Historic Preservation Act. Once restored, the light and surrounding property was given to the Oregon Parks and Recreation Department. Six years later, a group of citizens banded together for the purpose of relighting the Light, forming the

Friends of Yaquina Lighthouses. Friends succeeded and on December 7, 1996 the Light was relit using modern technology donated by lighthouse historian, Jim Gibbs.

The lighthouse is open from Noon to 4 p.m. seven days a week except for holidays. The Friends of Yaquina Lighthouses operate the museum and gift shop.

Bayshore Gardens

Margaret Partlow

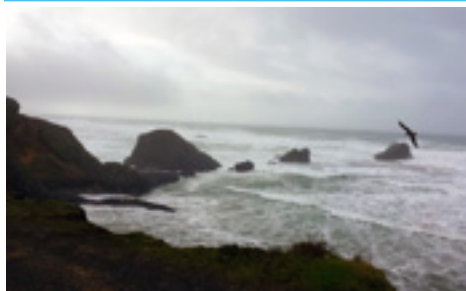
The Reference Shelf

Eric and I are always on the lookout for useful gardening books to add to our small library, especially those covering native plants. This brief review talks about the main points of a valuable source: *Grow Your Own Native Landscape: A Guide to Identifying, Propagating & Landscaping With Western Washington Native Plants*; Written and Edited by Michael Leigh.

This compact volume is a comprehensive guide to help home gardeners to acquire more native plants and successfully integrate them into their landscapes. Why native plants? 1) They are often the most reliable species for our environment. They're already adapted to our weather and soils. 2) Natives add or enhance wildlife habitat. They support local insects, birds and other beneficial wildlife. 3) They are hardy and relatively disease free. 4) They are beautiful.

The guide is divided in to six parts for ease of reading and later reference. Part I introduces the reader to natives, explains them and their benefits for landscaping. Part II gives us different ways to choose which species to include in our gardens. It includes lists of plants that grow well together according to their sun/water needs. Part III specifies how to procure natives, either by purchase or collection from natural settings. Most appreciated, it provides in-depth instructions for propagating natives. Part IV constitutes most of the guide, accurate descriptions of more than 80 Pacific Northwest natives. These include trees, shrubs, ferns, groundcovers and herbaceous perennials plus aquatic plants. Part V is a key section, since it discusses and list plants that should never be planted. Part VI focuses on aquatic plants (for those who live near lakes and rivers).

Additional resources and suggested readings can be found at the end of the guide, along with an index which is handy for quick references to specific species. We have found this book an invaluable aid in expanding our use of natives in our garden and hope readers will check it out this winter.



Margaret Partlow, Thank You

Margaret is a member of the Breeze team and author of the monthly *Bayshore Gardens* feature. She is also a contributor of beautiful pictures. Initially the pictures were garden shots related to her monthly feature. Subsequently they also included beautiful coastal shots. The September seagulls were shot by Margaret as well as the flower shots, "mystery bug" and the costal shots. Thank you Margaret for sharing your work with members.

The Bayshore Book Club

Marv Waterstone marv.waterstone@gmail.com) or by phone (541-563-3958).

The Tokyo Zodiac Murders

Since our last report, the Bayshore Book Club has met twice. On 26 September, we met to discuss Soji Shimada's locked door mystery *The Tokyo Zodiac Murders*. Not too much to say about this debut novel from Shimada, who went on to produce over 100 additional mysteries. The main plot concerns the murder (in a locked room) of an artist/amateur astrologer, as well as number of subsequent murders and dismemberments of his daughters, step-daughters and nieces (all of which are foretold in a "will" left, apparently by the artist). The murders have defied solution for some 40 years when the novel is brought up to its narrative present. This marks the entry of the main protagonists, Kiyoshi Mitarai (a Holmes like character) and Kazumi Ishioka (his Watson-like side kick), who proceed to solve the long standing mystery. In our group's view (and despite several prestigious awards garnered by the book), most of the novel was a series of unnecessary misdirections. Eventually, and without much explanation, Mitarai puts all the pieces in place, including the very mundane unraveling of the "locked" door part of the murder. All in all, not a very impressive read.

The Apprentice My Life in the Kitchen.

On 17 October, we met to discuss the much more enjoyable autobiography of famed chef Jacques Pépin, entitled *The Apprentice: My Life in the Kitchen*. The book, published in 2003, charts the author's

early childhood in France, his first forays into professional cooking at the age of 13 (!), his rise through the ranks of restaurant hierarchy both in France and the U.S., and eventually his later stage career as a culinary educator through books, classes and television. Along the way, he was a personal chef to France's President Charles de Gaulle, other high-ranking French officials and dignitaries, and was even offered the chance to become the White House chef during the Kennedy administration. Interestingly, he declined that position (for a number of reasons that made great sense at the time) in order to become an executive chef at Howard Johnsons. In the latter position, he began to learn cooking at a mega-industrial scale, and was also given great leeway (along with his colleague and long-time friend, the renowned chef Pierre Franey) to innovate and develop HoJo menu and cuisine. The book is illustrated with simple pen and ink drawing by Pépin himself, and the various life episodes are interspersed with a number of recipes that come from Pépin's mother (in whose bistro style restaurants Pépin found his early love of cooking and the life of a chef), Pépin himself, and from a number of the restaurants in which he worked. The remarkable thing about the story Pépin tells, is his active presence at so many of the most momentous events in the past half century or more of culinary history: at some of the most remarkable restaurants in the world, the rise of the celebrity chef and television cooking shows (along with his great friend, Julia Child), the development of "nouvelle cuisine," and on and

on. The book also covers some important aspects of Pépin's personal life. Having dropped out of school at 13, he was always haunted and troubled by his lack of formal education. When he arrived in the U.S. in 1959 (to work at the fabled Le Pavillon restaurant in New York), he also took the opportunity to return to school; first to learn English as a second language, but eventually to earn a bachelor's degree in General Studies and a master's degree in French Literature (both from Columbia University). The book also describes a horrific car accident that had Pépin laid up for months, and with the prospect of losing an arm and the ability to walk. Neither of these came about, but the event was life changing. While Pépin has undoubtedly lived an exciting and fulfilling life, the book itself is a bit lifeless. The stories he has to tell are compelling, but could have been better told. A number of the anecdotes seem to end rather abruptly, and it seemed as though his ego (which he clearly has some of to get where he has) is over-balanced by a kind of hesitance to put himself to forward. For anyone interested in food, cooking, eating, and central character in all of it over the past 6 or 7 decades, the book is worth the time.

We will be meeting next on 7 November to discuss Graeme Macrae Burnet's novel, *His Bloody Project*. This mystery, set in 1869, has just been short-listed for the 2016 Man Booker Prize. If you are interested in joining us, and we welcome new members, please contact me either by email at marv.waterstone@gmail.com or by phone at 541-563-3958.

**Bayshore
Road District**

Glen Morris . Chairman
Dick Meloy, Treasurer
Lee Davis, Secretary

**Bayshore Special Road District
P.O. Box 577
Waldport, OR 97394**

The meeting was called to order and the minutes approved. The next meeting will be November 10, 2016 at 1:00 pm.

**Next Month's Agenda for
Thursday, November 10, 2016**

The Bayshore Special Road District will meet at the Bayshore Beach Club House, in the office, at 1:00 pm on the date above. The public is invited to attend and may participate in the public meeting.

1. Call the Meeting to Order/Approve the Minutes
2. Public Comment
3. Old Business
 - a. Treasurer's Report
 - b. Correspondence
 - c. Pay Bills
4. New Business

Old Business:

The Treasurer's Report, dated September 8, 2016, was presented with a balance of \$30,214.

Correspondence:

None

New Business:

1. Inspected East Bayshore Drive after paving.



**Bayshore Special Road District
Meeting Minutes for
October 13, 2016**

Attendance:

Glen Morris- Chairman
Dick Meloy- Treasurer
Lee Davis- Secretary



Bayshore Sales Report October 2016

	Currently Listed	Listed Price Range	Sold Price Range	Sold 2016	Sold Price Range
Residential Site-Built	.35	\$168k-\$579k	.2	.33	\$96k-\$504k
Manufactured Homes	.0	.0	.0	.0	NA
Vacant land	.32	\$15k-\$209k	.5	.5	\$226kK--\$50k

Information made available from the Lincoln County Flexmls database & is not guaranteed

Paul Cohen, Broker Edgewater Realty

120 NW Hwy 101
www.Edgewater-Realty.com
541.563.3161
Page 8

PLANNING COMMITTEE

Every Monday--1:00 pm Contact committee members via the office
at 541-563-3040 or baybeach@peak.org

Mary Lou Morris--co-chair
Norman Fernandes--co chair
Robin Adcock--Member
Pat Johnson, Board Liaison

Statistics

9/7/16 to 10/10/16

TREES

- 2 New Complaints – Determine Property Line Before Notify
- 4 Complaints In Progress
- 2 NF Letters
- 2 Appeals
- 0 Completions

VEHICLES

- 1 Complaint – Flatbed Trailer
- 1 NV Sent

OTHER

- 3 Complaints – Unkempt Lot Same Property
- 1 NV Sent
- 1 Complaint – Basketball Hoop Laying on Ground
- 1 NV Sent (Combined with Flatbed Trailer)
- 1 Complaint – Clogged Culvert (PC Investigating)
- 1 Complaint – Unkempt Lot In Progress

CONSTRUCTION

- Approved
- 2 Sheds
- 1 Replace Siding/Repaint

- 1 Repaint House
- 20 In Progress
- 6 Completions

NOXIOUS WEEDS

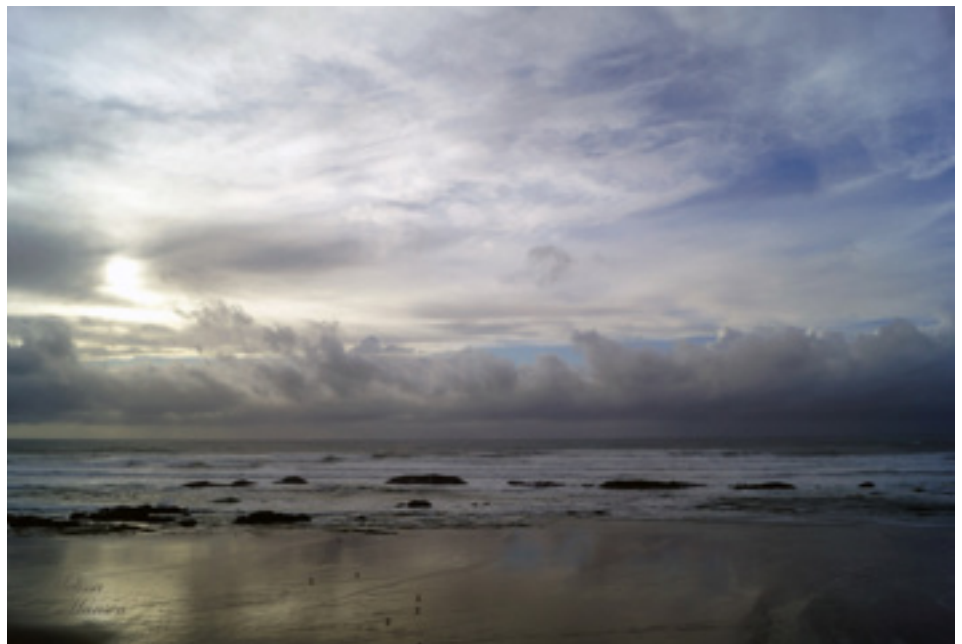
- 92 Notifications
- 82 Completions

- 2 New Complaints – Investigated and Determined to Notify in Spring (Already Cleared This Year)
- 2 Response Letters to Complainants

Drainage Ditch – In Progress

Melissa Hansen

Photos from The Coast



<http://photosfromthecoast.com/p408808997/e3e1e78c3>

Planning Committee presented two (2) appeals of violations regarding removing and/or trimming of trees on Oceanview. Board was asked to decide if the trees needed to be trimmed or if the Committee should proceed to the next step of the violation, which would be a Notice of Fine.

BOD action October 15, 2016

MSP--unanimously to notify the requestors of the appeals that the Board has considered the appeals, but feels that the C & Rs must be enforced to restore the view(s). The Board will send a letter to the members explaining that the appeals were denied.

MSP--unanimously to give the members 21 days after the letter has been sent to complete the request.



Fall Colors

PHYSICAL ASSETS COMMITTEE

Meets as needed. Contact committee members via the office
at 541-563-3040 or baybeach@peak.org

Janet Golway - Chair
Marcella Brodowy
Jesse Thomas (ex-officio)
Board Liaison--Vacant

PAC BUDGET ITEMS for the 2016-2017 Fiscal Year

	Project	Comm	Cost	Complete	Description
1	Bathroom/Shower Room Floor	PAC	\$ 9,780	2017	Material on ramp (?)—March/April 2017
2	Beach Access Poles/Signs 2 Sets	PAC	675	2016	OPRD
3	Boiler Room Repair	PAC	5,000	2016	After roof repair. Floor drains/Inspection
4	Deck/Picket/Stair Replacement	PAC	8,000	2017	Late fall or after 1st of year
5	Dry Rot	PAC	1,000	2017	Combined with deck/picket/stairs project
6	Eave Repair	PAC	1,000	?	
7	Flooring, Office & Hall	PAC	2,525	2017	After 1st of year
8	Garage Repair	PAC	5,000	2016	After roof repair. Rent storage unit
9	Gravel East Parking Lot	PAC	1,500	2017	Project needs to be re-examined
10	Pool Heater	PAC	8,760	2017	After Boiler room repair
11	Roof Cricket Maintenance	PAC	700+	2017	Summer 2017 per NW Roofing Main.
12	Sign on Pool Fence Street Side	PAC	1,788	?	Tabled by BOD
13	Windows (2 upstairs)	PAC	2,500	Done	
Total Budgeted Capital Outlay			\$48,228		

Unplanned Projects

Roof Replacement Garage/Boiler Rm	PAC			2016	Best Roofing (Vision Bldrs Bid—\$11,394)
Fire Door to Caretakers Apt.	PAC	\$1,239.14		2016	Lincoln Glass Co. (BOD approved \$1000)
Garage/Boiler Room Inspection	PAC	\$200		Done	Spyglass Home Inspection approved \$500
Additional Projects Cost.			\$12,833.14		

PAC Report to Bayshore Board October 15, 2016

1. Projects approved at 9.17.16 BOD have been addressed as follows: Spyglass Home Inspection—Inspected garage/boiler room and confirmed previously discussed issues regarding water damage, missing moisture barrier under sliding, areas of wood rot from roof leaks and various roof problems including mold under roof sheeting. Electrical, plumbing and boilers were not included in the inspection. Attached bill is for \$200.

Best Roofing replaced the existing roof on the clubhouse and will provide a bid for the garage roof repair prior to October BOD meeting. Multiple roofing companies have been contact-

ed, in this past month, and Best Roofing was the only one that responded.

Lincoln Glass Company bid to install a 90 minute Fire Rated door between the Rec room and the Caretakers apartment for \$1239.14.

Other vendors contacted sold doors but did not install them. (BOD approved up to \$900).

2. Recommendation from Vision Builders regarding Garage and Boiler Room repair was to use a “time and materials” process rather than a bid. With the many variables indicated by his inspection and by Spyglass he felt this process would protect Bayshore and his company, referring to his reputation for being quick and fair in his billing. As to the “roof

bid” by Vision, he indicated he would be removing existing asphalt roofing and recommended to never go roof over an existing roof here on the coast.

3. Skip questioned if Bayshore’s water quality should be tested. After discussion, Marsha informed the PAC and Skip the pipes into the clubhouse are either copper or PVC and should not be a problem. Our water comes from Seal Rock Water Dept. and quality should already be tested.

4. As of 10.5.16 the tennis court repair company hired by Bayshore, Cushion Tennis Courts, plans to review the current tennis court condition when weather permits.

Board Actions next page

SPYGLASS HOME INSPECTION SERVICE
PEST & DRY ROT INSPECTION

PHYSICAL ASSETS

BOD action October 15, 2016
MSP--unanimously that additional funds (in the amount of \$339.14) be approved for Lincoln Glass to install the 90-minute Fire Rated Door.

Beach access signs are being ordered by Jesse Thomas through the Oregon Parks and Recreation Department.



This inspection was completed on 10/04/16. The purpose of this inspection is to estimate and report the condition of the structural components which are readily visible and accessible, including attics and crawlspaces which permit entry. Special attention was given to those areas which are susceptible to wood-destroying insects and fungi. These areas are probed and sounded in addition to a visual examination. This process does not include the use of tools to disassemble any part of the structure or moving any furnishings or personal items. Because not all portions of a structure are visible, there may be concealed deficiencies, which are not addressed in this report. Use of all information contained in this report is specifically restricted to the transaction for which the inspection was performed. Use of or reliance upon the reporter for any other reason or by any other party is strictly prohibited. This report expires in 60 days.

1. Rot to door jam
2. Missing gutters
3. Missing moisture barrier under siding
4. Rot to fascia
5. Roof flashing leaking and needs repair or replacement
6. Rot to interior wall from roof leak
7. Rot to siding shop door
8. Roof valleys are holding water, they do not slope correctly, this could be due to rot or incorrect framing. This needs to be repaired.
9. Rot to roof sheeting
10. Mold on roof sheeting

Notes: This inspection did not include plumbing, electric wiring or boilers however I did note some of the obvious problems with the electrical in the pictures. When the garage was remodeled into a shop and boiler room they did not remove the windows and frame them in. This is a defect in the building.

Sandpiper Village Special Road District

SPECIAL NOTICE: ACCESS RESTRICTIONS FROM HWY. 101 TO SANDPIPER DRIVE....

Road & Driveway Co. of Newport will be scheduling a time this fall or winter to repave Sandpiper Drive from the Hwy. 101 entrance to Shoreview Drive and will have to close the road one full day.

Access to these roads will be restricted the entire day of the repaving project. If you use the Sandpiper Village entrance to access your residence in Bayshore, you will need to use the Bayshore Drive entrance from Hwy. 101 to Parker or Oceania Drive.

We will send out notice to Bayshore HOA Secretary as soon as we have a firm date and time for repaving project.

Thank you for your cooperation and patience,
The Sandpiper Village Special Road District
October 24, 2016

You may use your computer to check the Sandpiper Special Road District site: www.svsrd.wordpress.com.

SAFETY COMMITTEE

Meets as needed. Contact committee members via the office
at 541-563-3040 or baybeach@peak.org

Melissa Chown - Chair
Judy McNeil
Mike McReynolds

Memorandum of Understanding Bayshore Beach Club Inc & Seal Rock CERT

Purpose

The purpose of this Memorandum of Understanding (MOU) between Bayshore Beach Club Inc (“Bayshore”) and Seal Rock CERT (“SRC”) (collectively “the parties”) is to outline the parameters around the development, maintenance, and use of the Bayshore emergency supply cache (“the Cache”).

The Cache

The Cache will be an 8 ft by 8 ft by 20 ft shipping container sitting upon a gravel and railroad tie foundation. The container will be placed on Bayshore owned property outside of the designated tsunami hazard zone. The container will be stocked with emergency supplies to be used in the case of deployment. The container will have two classes of emergency supplies: Bayshore community supplies and individual user supplies.

Ownership

The shipping container and its foundation materials will be solely owned by Bayshore. The property on which the Cache is placed will remain the property of Bayshore. The initial donation of supplies from SRC will become the property of Bayshore upon placement in the Cache. Individuals who choose to place personal emergency supplies in the container will remain owners of those totes and supplies, subject to the terms of the Individual Users Cache

Agreement which acknowledges that in the event of a major disaster unclaimed supplies will be used for the good of the community and other survivors.

Access

Both SRC and Bayshore will have access to the Cache in case of deployment. The ability to open the lock on the container will be supplied to designated members of both the parties. Both of the parties will have access to the container for the purposes of inventory, training, maintenance, and emergency needs.

Access to the Cache by individual members will be available at least 3 times a year when the Cache is opened for inventory, training and/or maintenance. This scheduled access will be coordinated by the Bayshore Safety Committee. Access times will be announced in advance to Bayshore members.

Maintenance

The physical maintenance of the structure of the container and its lock to prevent rust and deterioration is the responsibility of Bayshore and funds will be allocated for as needed in the annual budget. SRC will only be responsible for the initial organization of supplies in the container, to provide a list and diagram of the existing supplies and suggested future supplies and awareness activities.

Deployment

The Cache will only be deployed in the event of a major disaster situation. In the event of a major disaster situation, when formal communication capabilities are limited or unavailable, no formal mechanism is needed for the deployment of Cache resources. While this project has been developed primar-

ily for the benefit of Bayshore members in the case of a large earthquake and resultant tsunami, all parties recognize the possibility that other disasters may occur requiring the use of this Cache and any supplies in it for the benefit of other outside persons. In the event of a major disaster unclaimed individual supplies will be used for the good of the community and other survivors in the immediate area.

Replacement

Parties using the Cache in the event of deployment will attempt to reclaim supplies that can be reused and restore them to the Cache for future disaster use. If the Cache supplies are used in a disaster, parties will attempt to seek reimbursement from FEMA or other organizations offering support to help replace the supplies of the Cache that are not reusable.

Safety

All parties agree that safety is of the utmost concern in the development, maintenance, and deployment of the Cache and will act accordingly.

Terms

This MOU becomes effective upon approval of all parties, and remains in effect until cancelled in writing by any party. The MOU may be changed or modified periodically upon the consent of both of the parties. Nothing in the agreement shall be used to create liability to either party based solely on its participation in this agreement.

see map page 12

BOD action October 15, 2016

MSP unanimously that President Smith sign the MOU.

Safety Committee member Judy McNeil will get at least two bids for site preparation by the next Board meeting.

Proposed Location of Hilton Park Cache

The Committee reported on the emergency preparedness cache and container. The Committee recommends that the cache not be placed in the center of Hilton Park. The Committee anticipates using the central area as a gathering place to get people out of the inundation zone. The Committee recommends the original site be used. It will cost \$1600.00 to level, pack, add railroad ties and have the cache delivered and placed. Cache container now costs \$3,000.00+.



Cache Location

Hilton Drive

Seal Rock
Fire Station

Baymart
Deli & Cafe

Sand Lobby Committee

John Smith
Gary Prothero
Janet Golway
Ann Turner, Board Liaison

October Report:

Separate phone meetings with Onno Husing and Jay Sennewald yielded the following verbally:

Onno Husing confirmed he is in full agreement with sand removed from the road should not be placed on the beach due to probable contamination and will fully support a Goal 18 exception application.

Jay Sennewald for Oregon State Parks confirmed he is in full agreement with sand removed from the road should not be placed

on the beach due to probable contamination and will fully support a Goal 18 exception application.

Sennewald stated that Oregon State Parks is monitoring fore-dune grading very closely and will cite violators as appropriate. Fines could reach \$10,000 per day for non-compliance.

Onno stated he is still “laying the groundwork” for our upcoming meeting/work group.

Onno confirmed that Laren Woolley has retired and is being replaced with a new representative from Oregon Dept. of Land Con-

servation and Development, Meg Gardener.

New information may be coming and this report will be amended to reflect any changes at the board meeting.

All previous requests for information, definitions, and comments to Lincoln County are still outstanding. We are pursuing this on a weekly basis.

This report is approved by all members of the Sand Lobby Committee and submitted by John Smith.

POLICY AND PROCEDURES COMMITTEE

Bobbie MacPhee
Vivian Mills
Skip Smith

The committee reviewed, addressed and made recommendations regarding the following Policies and Procedures' actions from August 2014 to June 2016 (time period when a Policy and Procedures committee did not exist). BOD acted as follows these Policy and Procedures recommendations.

Confirm and/or modify language by previous BODs actions.

- **MSP** unanimously to approve Section E-2, Job Description - Secretary/Treasurer (Office Manager) and Job Description – Independent Financial Contractor as currently in the Policies and Procedures Manual, as recommended by the Policies and Procedures Committee.
- **MSP** unanimously to separate the Job Description – Independent Financial Contractor from Policies and Procedures Manual E-2 and designate it E-2a, as recommended by the Policies and Procedures Committee.
- **MSP** unanimously to approve Policies and Procedures, Section C-3 as currently written, as recommended by the Policies and Procedures Committee.
- **MSP** unanimously to approve the current text of Policies and Procedures, C-7 and add the words “Long Range” to the name of the committee, as recommended by the Policies and Procedures Committee.
- **MSP** unanimously to approve Policies and Procedures, B-5, Election of Officers and Member Voting as it is currently stated, as recommended by the Policies and Procedures Committee.

- **MSP** unanimously to approve Policies and Procedures, Section B-9 as currently written, as recommended by the Policies and Procedures Committee.*¹

- **MSP** unanimously to approve Policies and Procedures, Section M-5 as currently written, as recommended by the Policies and Procedures Committee.*²

- **MSP** to approve Policies and Procedures, Section C-5 as currently written, as recommended by the Policies and Procedures Committee.

-- The following was inserted as footnote to the Social Committees Mission Statement.

• Pursuant to Board action 11/21/2015: *BBC recognizes that talented individuals have strong connections to the BBC but are not technically owners of property within BBC. If the BOD determines there are significantly strong ties to the BBC community and it would be in the best interest of the association to appoint a particular person to a committee where membership is not otherwise specified by the Declaration, Bylaws, Articles of Incorporation or Oregon law, the BOD may do so. NOTE: ALL members of the Planning Committee, Budget Committee, Nominating Committee and Long Range Reserve Committee MUST be owners of property in Bayshore in order to serve on those committees*

- 1 Currently, there is no reference in the Policy and Procedures indicating what was changed and when.
- 2 Currently, there is no reference in the Policy and Procedures indicating what was changed and when.

---This placement is perplexing.
--The key term *not technically owners of property within BBC* is not defined.

Reply from Policy & Procedures Committee *this is clunky and should be cleaned up.*

Failed P & P Proposals

- **MSF**--to seek attorney's advice on “Policies and Procedures, M-1, Membership Cards and Club Privileges, 10. Members are allowed to bring their own alcohol to Bayshore sponsored events for their own consumption,” as recommended by the Policies and Procedures Committee.³
- **MSF**--to forward to the Bylaws Committee to consider changing the Bylaws regarding staggered terms for Directors and to consider that when the Bylaw change is requested, the term limits should be two (2) years instead of three (3) years, as recommended by the Policies and Procedures Committee.⁴

3 The existing P&P language is sufficient. Since BOD rejected the Committee's recommendation, it should be taken up by the Committee for recommendation to the Board.

4 This item was found to be covered in the By-laws and outside the jurisdiction of the P&P Committee.



Paper Breeze

The Communications Committee was asked to propose a system for mailing a paper Breeze to members who do not have access to the internet. **The time required of the office manager and Breeze Team for printing and mailing a paper Breeze must be minimal.** After meeting with Office Manager Kathi, we created a system that meets this goal. .

The April mailing of elections packets could include a complete report of the distribution of the paper Breeze including exact costs for receiving the 11 copies in the following year. Members interested in receiving the paper Breeze could then return to the office this signed notice so an accurate count of members requesting the paper Breeze can be established. The notice would have lines for member's name/address and would be returned with member's vote, returned to the office, or turned in on election day. This would provide an accurate number on which to base our cost per copy.

A donation sheet is included with the dues statement allowing members to donate to groups/activities that need money to provide service (supplying doggie bags). A line for paper Breeze could allow members to prepay.

We propose that volunteers in Bayshore attach address labels/return address labels to all 11 envelopes for each subscriber. Bob Mowrer would pick up envelopes for mailing from Eugene.

Bob would send the Breeze to the printer, pick up the collated copies, stuff envelopes, attach postage, and mail.

Three variables remain:

- 1 *How many pages will the average Breeze contain?* The 2015-16 Breeze averaged 17. Based on this average, it would be wise to use

an average of 20 pages for 17-18. We can not expect Bayshore Beach Club to pay if we did not collect enough to pay for all mailings. Nor do we want to be unable to print and mail the Breeze due to lack of funds. We plan to use the average page count for the 16-17 to provide a more accurate estimate for 17-18.

2. *Will rates increase by May 2017?*
3. *How many members will subscribe to the paper Breeze?* I am confident I can pick up ten or less collated copies of the Breeze, stuff envelopes, stamp and mail in less than one hour and am willing to invest this amount of time. Higher demand will require an increase cost to pay for preparing for mailing of printed copies.

Estimated Cost Of 16 Page Mailed Breeze

Printing	\$ 1.30
Postage	2.50
Envelope	0.15
Address Label	0.05
Total	\$ 4.00
Yearly total (11 issues)	\$44.00

Estimated Cost Of 20 Page Mailed Breeze

Printing	\$ 1.60
Postage	~3.00
Envelope	0.15
Address Label	0.05
Total	\$ 5.00
Yearly total (11 issues)	\$55.00

The above costs are based on current rates for postage and printing.

In April, we will have a more accurate costs based actual demand and current costs for printing, and mailing. And from members we will need an **accurate number of members that want to subscribe**. It is critical that members who want this paper subscription respond to the April notice.

If members have suggestions (or questions) to improve this proposed system please share them with me.

We were asked to prepare a skinny Breeze to save costs. We voted not to do this. After the time and energy we invest in each Breeze we have neither the time nor the desire to decide what to take out and reformat for paper distribution.

LONG RANGE RESERVE COMMITTEE

Meets as needed. Contact committee members via the office at 541-563-3040 or baybeach@peak.org

No Report

BUDGET COMMITTEE

Meets as needed. Contact committee members via the office at 541-563-3040 or baybeach@peak.org

No Report

NOMINATING COMMITTEE

SOCIAL COMMITTEE

No Members

Meet Your Directors

Bob Mowrer, Lee Davis, Margaret Parlow
Skip Smith, Board Liaison

This month, the Planning Committee (PC) is featured in our series of committee introductions designed to familiarize members with our committees' purposes and responsibilities.. *The Architectural, Planning and Zoning Committee* is defined in Article II of Bayshore's Declaration of Covenants and Restrictions (C&Rs) dated June 21, 1963. The PC is charged with two areas of responsibility:

- 1) Ensure all new construction and remodeling conform to Lincoln County building regulation and Bayshore guidelines stated in the C&Rs.
- 2) Ensure members' use and maintenance of their properties does not create a neighborhood nuisance (noxious or offensive activity). Members and prospective buyers will benefit from familiarizing

themselves with our C&Rs when they wish to build or remodel and/or wish to ensure their compliance with our HOA building and property maintenance guidelines. Therefore, please take the time to read the Planning Commission's report below.

Guidelines For Determination

Bayshore's Guidelines for Determination are based on our Covenants and Restrictions, Section 2. The Guidelines update and clarify the C&Rs in order "to assist members and building contractors in following the requirements of the C & R's. They also provide a basis for the Planning Committee in the performance of their duties and to serve in the best interest of all property owners". The guidelines must flow from and not conflict with the C&Rs. Example: permitting satellite TV dishes to be mounted without PC approval in the Guidelines does not conflict with the C&R and permits a modern technology.

Members wanting to understand the restrictions imposed on *noxious or offensive activity* should read the Guidelines for Determination. The sections that deal with *noxious or offensive activity* are highlighted in the Guidelines index below. The remainder are concerned primarily with construction guidelines.

The Guidelines for Determination are more coherent than the C&Rs. And, they provide Planning Commission members and homeowners the information they need to understand the guidelines and comply with them..

Members and prospective buyers will benefit from familiarizing themselves with our C&Rs when they wish to build or remodel and/or wish to ensure their compliance with our HOA building and property maintenance guidelines. Therefore, please take the time to read the Planning Commission's report below.

The Planning Committee's statement of purpose for the guidelines is included below, left column.

Guidelines For Determination

Written by Planning Committee

These Guidelines are provided by the Bayshore Beach Club to assist members and building contractors in following the requirements of the C & Rs. They also provide a basis for the Planning Committee in the performance of their duties and to serve in the best interest of all property owners. These Guidelines meet the intent of and will be enforced through the authority as set forth in the Bayshore Beach Club's governing instruments, i.e., C & Rs, Articles of Incorporation, By-laws & Policies and Procedures Handbook.

Guidelines for Determination Table of Contents

Subject	Page
Origin	2
Definitions and References	2
Authority	3
General Building Requirements	3, 4 & 5
Property Appearance	3
Activity Restrictions	5 & 6
Vehicle Restrictions	6 & 7
Garbage	7 & 8
Sewerage Restrictions	8
Ground Cover Requirements	8
Commercial & Multi-family Guidelines	9
Height Exceptions Guidelines	10
Manufactured Homes Guidelines	11
Architectural Style Guidelines	12
Building Plans Requirements	13
Average Original Grade Guidelines	14
Guidelines Revisions Log	15

C & R Violations and Fine System

Introduction

The BOD has the responsibility to enforce the Covenants and Restrictions (C & R's) that we all agreed to when we purchased our property. There have been, over the years, numerous violations to the C & R's with inconsistent attempts at correction. The fact is that there are a few property owners that through lack of knowledge or lack of respect of the C & R's, commit violations. These few people have cre-

ated problems for their neighbors and neighborhood. This can cause a loss of property values as well as making the area less livable.

Having noted the problem, what can be done about it? Our Articles of Incorporation and By-Laws require the BOD enforce the C & R's by whatever means may be necessary and proper. Through the years the Planning Committee has had some success in dealing directly with a violating property owner;

however in some cases the violator does not respond or show any concern about adhering to the C & R's. In the past the only way the BOD could force the property owner to make corrections was to take them to court. This method is expensive for Bayshore Beach Club and the property owner. Our legal counsel agrees that imposing fines, on these few violators, is an effective way to encourage property owners to conform to the C & R's without going through litigation.

The only persons who need to worry about being fined are those who do not follow the C & R's and those who choose to ignore the Notices of Violation that they receive. If you will read the following pages of this Section, you will find the Fine System process and details spelled out.

If you have any questions regarding the process or any of the conditions, contact a member of the Planning Committee for clarification.

Bayshore Beach Club

Complaint of Violation Form Date _____

Location of Violation _____ Div _____

Blk ____ Lot ____

Owner _____

Date of Violation _____

Describe Violation in detail

Was contact made by letter? Yes ____ No ____ Date _____

Verbal contact made with person making Violation? Yes ____ No ____
If yes, what was their response?

Signature of person filing Complaint _____

Keep Name Confidential? Yes ____ No _____

Planning Committee Action

Fine Procedures and Fine Schedule

On page 14, is the full report of the violation process from a violation report to the assessing of a fine.

On page 15 is a copy of the fine schedule.

Based on members' concerns expressed in the 2016 survey, many members do not understand the process nor the schedule of fining members for reported violations.

Please take the time to read and understand.

First Action to be taken in the case of a violation

- 1) Members are encouraged to work out differences between themselves before taking any formal action. Members not able to come to an agreement should file a complaint with the Planning Committee by filling out and signing a Complaint Form.

Who reports violations and to whom?

- 1) Construction violations (C & R Article I, Article II, and Section 3 of Article V) are to be observed and reported by members of the Planning Committee at the next regular Planning Committee meeting. Construction concerns may be brought to the Planning Committee by any member.
- 2) All other alleged violations may be brought to the attention of the Planning Committee by any member.

How are violations reported?

- 1) Planning Committee is to complete a Violation report, kept on file, noting the construction and/or property violation details.
- 2) Membership reported violations/complaints; a member must fill out a signed Complaint Form detailing the date, time, place and nature the problem.

How are violations dealt with?

- 1) After the Planning Committee has a report or complaint form in hand, a Planning Committee member is to make personal contact (phone or face to face) with the property owner or owners representative, explain the violation and seek cooperation in a corrective action. A reasonable time period is to be allowed for corrective action. If the violation is a construction violation, work must stop on the project until corrections are made.
- 2) As soon as corrections are made, the property owner is to advise the Planning Committee as soon as

possible to prevent any further violation notices.

- 3) If verbal contact cannot be made or property owner refuses to cooperate, a Notification of Violation Letter is to be sent via first class mail and giving 21 days to respond.
- 4) If 21 days expires with no response, a Notice of a Fine Letter will be sent via certified mail and the same letter will be sent via first class mail.
- 5) If 21 expires without a response, the Planning Committee will make a recommendation to the Board of Directors to issue a Fine. A person receiving a Fine issued by the Board of Directors will be given until the next scheduled Board meeting to appeal the decision.

Assuming no results from 2nd notice, what next?

- 1) Upon imposing the fine the BOD is to notify the property owner and offer the opportunity to appeal the Fine at the next scheduled BOD meeting. If the fine is not received within the 21 days of BOD notification, then a lien may be filed against the property until the fine is paid and lien release is completed. All lien fees, filing and release fees, and associated costs are to be paid by the property owner.
- 2) Property liens will not be imposed if the property owner responds by any of the methods noted above and within the time period noted. If a property owner cannot be reached by phone or mail, and they can provide ample assurance then the BOD can reduce or suspend the fine. However the cost of filing and release of the lien is to be the responsibility of the property owner. The correction must still be accomplished within a reasonable amount of time, with the agreement of the Planning Committee; otherwise the fine will be imposed with no other allowance of time.

- 3) Lien satisfaction may be through payment of fines and/or fees (see #2). Payment may be in lump sum or scheduled payments over time as agreed by BOD. If payments are not received timely, the lien will stay in place and late fees will be assessed at \$10.00 per month.

Hardship cases

- 1) If a property owner is physically or financially unable to make corrections noted on a violation notice, special consideration may be given by the BOD. A committee of volunteers may be organized to aid these people. However the property owner must convince the Planning Committee that they are not able to make corrections on their own.

Repeat offenders

- 1) The BOD may elect to impose a heavier fine on property owners that have repeatedly violated the same C & R and show a lack of desire to make corrections noted on notice of violations. A limit of double the scheduled fine may be imposed in these cases.
- 2) Contractors with a history of violating the C & R's will be warned when they submit plans for a property owner, that violations will not be tolerated and the property owner will be advised of the warning notice given to the contractor. Since the property owner is ultimately responsible for all activity on their property, this is the only way the Planning Committee can protect the property owner in cases where the contractor has repeatedly violated Bayshore C & R's.

See next page for Fine Schedule

Planning Committee

Bob Mowrer

For the last five years, the Planning Committee has provided uninterrupted and professional service to Bayshore. Prior to 2010, the PC was hampered by both the lack of enforceable guidelines and various

BODs who would neither support the PC's enforcement efforts nor amend the guidelines. This decade the PC enforced the guidelines in a professional manner and the BOD has not interceded into ongoing investigations. The current PC performs its duties as defined responsi-

bly and respectfully.

I ask members to review the above guidelines, complaint form, and the fine schedule to better understand the process.

Please respond to us with questions or comments which we can address in subsequent issues.

C & R Violations Fine Schedule

Construction Violations

	C & R/Guideline Ref	Amount*
Major construction W/O written approval**	Art 2, Sub 1b	\$1,000
Manufactured homes that do not meet requirements**	Mfg Homes Guidelines	\$1,000
Minor construction W/O written approval**	Art 2, Sub 1b	\$500
Remodel W/O written approval**	Art 2, Sub 1b	\$500
Exceeding 15 foot height limit W/O approved HVR**	Art 2, Sub 3b	\$1,500
Building into setbacks**	Art 2, Sub 5a, 5b	\$500
Clearing land W/O written approval	Art 2, Sub 2e, 3b, 17a	\$1,500
Placing fill material/changing AOG W/O written approval	Art 2, Sub 2b, 3b and	\$5,000
Not replacing ground cover per Guidelines	Art 2, Sub 4a & Sub 17a	\$500

Property Maintenance Violations

	C & R/Guideline Ref	Amount
Failing to maintain trees/shrubs at proper height (see note)	Art 2, Sub 4b	\$100
Failing to remove noxious plants***	Art 2, Sub 4f	\$100
Failing to landscape or fence above ground septic system	Art 2, Sub 4e	\$100
Failing to landscape or fence around garbage cans or dumpsters	Art 2, Sub 14a	\$100
Failing to landscape or fence propane tank or burn barrels	Art 2, Sub 4c	\$100
Failing to clean up garbage or unsightly refuse	Art 2, Sub 14a	\$100
Placing commercial signs on property without approval	Art 2, Sub 4g	\$100
Failing to limit vegetation growth, creating an unkempt lot	Art 3, Sub 3	\$100

Property Activity Violations

	C & R/Guideline Ref	Amount
Nuisance or noxious activities	Art 2, Sub 8a	\$100
Level I Noxious Weeds for 3 bushes*** or fewer		\$100
Level II Noxious Weeds for 4-10 bushes		\$200
Level III Noxious Weeds for 11-25 bushes		\$300
Level IV Noxious Weeds for 26 bushes or more		\$400
Violating pet control restrictions	Art 2, Sub 8a	\$25/incident
Prohibited vehicles	Art 2, Sub 10a, 10b	\$100

* Amount shown is maximum the BOD can levy, however the BOD may reduce or waive completely. Fines are per year if correction of violation is not corrected.

** In the case of construction violations, construction must be stopped and not resumed until violation is corrected and fines paid.

*** Noxious plants are Scotch Broom, English Ivy and Blackberry. Note: When counting bushes for fines the following standard for a "countable bush" is a minimum of 2 feet tall. Smaller bushes would be classified as requiring Informational Letters or a phone call from the Planning Committee as opposed to a formal Notice of Violation.

**Bayshore Beach Club, Inc.
Board of Directors Meeting
October 15, 2016**

Good of the Order

President Smith reported that an inventory of personal/moveable property has been completed by the staff and stated that a list of what Bayshore owns is now available. The Planning Calendar for recurring Board action items was reviewed (see page 2). The pool attendants were given the performance bonuses as requested, The Breeze and Safety Committee were recognized for highlighting October as Fire Prevention Month. It was also noted that the three new Directors need to undergo orientation.

REPORTS

Financials

Jerry Musial presented the financial report. Bayshore is still within its budget. Eleven (11) accounts are past due on the dues for this year and liens are ready to be filed. Six (6) accounts are in collection. American Equities (6 lots) has received fines and the case is with

our attorney. Fines are adding up. Jerry recommends this account go to Vial-Fotheringham to collect the monies due.

MSP unanimously to do away with any requirements regarding financial reviews.

Committees Reports

	Page
Planning	9
Physical Assets.	10-11
Safety	12-13
Sand Lobby	13
Policies and Procedures . . .	14
Communications	15
Long Range Reserve	No Report
No Report Budget . .	No Report
Nominating Committee (Vacant)	
Social Committee (Vacant)	

OLD BUSINESS

Canal

MF to hire a qualified aquatic civil engineering firm to assess, plan and implement a viable plan for a tide gate installation and correction or removal of the culvert. Motion failed due to lack of a second. MF to reimburse \$2000.00 to Peggy Nelson for her expenditures to re-

place eroded rip rap and retain her property from the ongoing damage. Motion failed due to lack of a second.

Sign on Pool Fence

The letters on the pool fence are weathering away. There was a suggestion to use plastic and make the letters smaller. President Smith stated that a wood worker volunteered to donate a sign. Will revisit at the November meeting.

Mokmak Lake

Mokmak Lake is an asset that is not being used. The Long Range Reserve Committee will follow up on this and bring back suggestions.

NEW BUSINESS

MSP unanimously to appoint Mel Blecher as Budget Coordinator as specified in the Bylaws.

Director Goodin resigned from the Board of Directors effective 10/01/2016.

The meeting was adjourned at 3:45 pm.

Thank You

The Breeze Team has created an amazing Breeze! Never have we had the opportunity to use written reports from so many committees! Seven of the eleven committees provided reports. We thank the chairs and their committees for providing the information we share with the members. The Nominating Committee exists between April and May only. The Social Committee is the only Committee without members, Do we have volunteers for the Social Committee?

Another reason we are successful is this Board, and especially President Smith has made Committees the core of what is done for members. I paraphrase Skip, "we (directors) make the decisions--committees provide the information and data to allow us to make good decisions. Directors, thank you for you leadership.

In addition to the governance of Bayshore, members have provided us with stories, book reports, real estate reports, and pictures. Pictures (and stories) of our beautiful location on the ocean. Please consider sharing!

Without all of the contributions, The Breeze would be short, uninformative, and uninteresting. Creating your Breeze is a rewarding adventure every month. Thank you all for sharing and reading.

Also a very special thank you to Lee and Margaret who make me look good. I could not do what I do without them.