



Bayshore Breeze

January 2018

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CONTACT INFORMATION

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

Phone	(541)	563-3040
Fax:	(541)	563-6489
E-Mailbaybeach@peak.org	
Web Site:	www.pioneer.net/~baybeach	
Caretaker--Stuart Fischer541	563-7253
Pool541	563-3871

Schedule of Clubhouse Hours

The downstairs will be unlocked

Monday	9:00 AM	to	5:00 PM.
Tues & Wed	11:00 AM	to	3:00 PM.
Thurs - Sat	9:00 AM	to	5:00 PM.
Sunday	Noon	to	5:00 PM.

The upstairs Clubhouse doors will be locked and unlocked according to the current schedule of group usage.



Bayshore Contact Information 2017-18

Title	Name	Division	Term Expires	Phone Number	e-mail
President	Mel Blecher	4	2020	541-563-4282	mel59901@yahoo.com
Vice President	Mike McReynolds	6	2020	541-563-6072	mikemcr@peak.org
Corporate Secretary	John Pat Johnson	1	2019	541-264-1537	johnjohnson8720@sbcglobal.net
Member	Terry Pina	2	2018	541-563-2851	mikeandterry1@charter.net
Member	Michael Bradshaw	3	2020	505-269-7916	bradshaw1113@peak.org
Member	Skip Smith	3	2019	541-689-9654	sdskipsmith@msn.com
Member	Mel Blecher	4	2020	541-563-4282	mel59901@yahoo.com
Member	Phillip Arnold	5	2018	518-423-2037	philly2040@gmail.com
Member	Ann Turner	7	2018	541-760-3296	turners.j@comcast.net

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.

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 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.

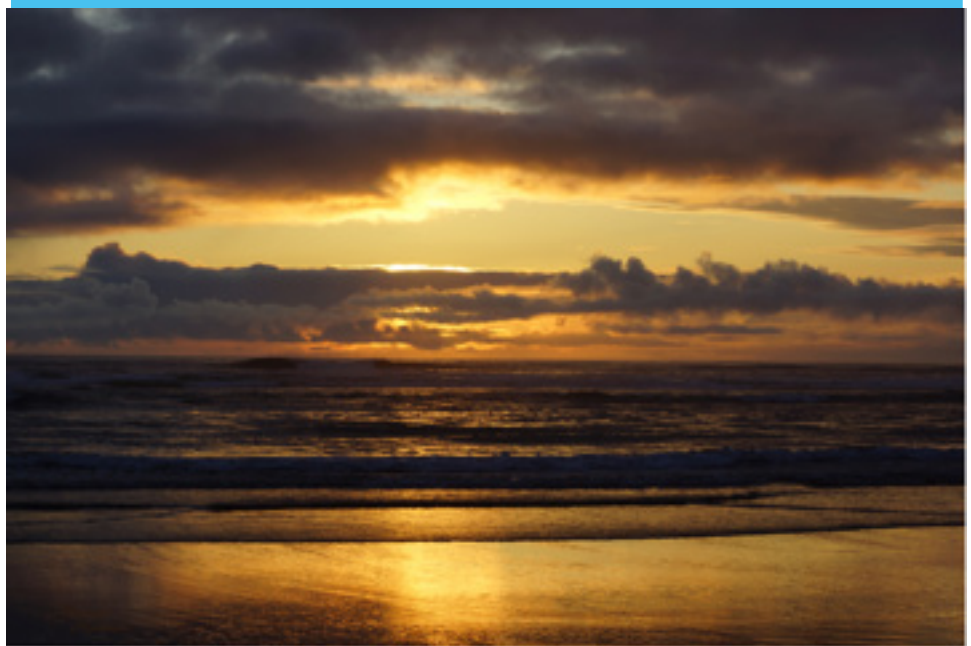
- o Committees submit budget requests.

MARCH

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

APRIL

- o Election packets prepared & 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)



Melissa Hansen Photos from The Coast

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

A Summary Of Bayshore Real Estate 2017

Property Type	Sold	Average Price Sold	Average Days on Market
Lots			
Ocean/Canal/Bay Front	1	\$92,500	17
Ocean/Canal/Bay View	4	45,000	180
No View	8	24,750	342
Residential Homes			
Canal/Ocean/Bay Frontage	18	263,000	217
Canal/Ocean/Bay Views	23	240,000	137
No Frontage	14	209,000	154
Manufactured Homes	3	177,000	68

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

Edgewater Realty is pleased to present Bayshore's Market Summary for Lots, Residential Homes, and Manufactured Homes. Current Market conditions are looking well for 2018. Inventory is relatively low, so if you're thinking of selling now is the time. We are looking forward to another excellent year of helping people achieve their dreams whether it's selling or buying, Edgewater Realty is ready to help you set sail on your next Real Estate endeavor!

Holly Putman, Broker
 541.270.9489
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 hmp@peak.org

From The Breeze

Bob Mowrer

Committees provided information on issues members should be aware of:

The **Safety Committee** provided information of **lighting in Bayshore** to the Directors (pages 7-8). The minutes contain the input provided by Fire Chief Sakaris of the Seal Rock Fire Department on lighting in Bayshore (page 12). The Board will make a decision on lighting in Bayshore as soon as all the input has been received. If you have input for directors, act soon.

The Safety Committee's report was well researched and crafted.

The Planning Committee provided information on Violations Fine Schedule update (pages 5-6). The BOD approved these changes and will include the new schedule in the May mailing.

The Social Committee provided a calendar of events for 2018 and reports of December social events.(page 9). Plus PICTURES!

The Communications Committee reported on an issue that our

president and secretary have managed since last fall--Vacation Rental Dwellings. (page 4). The BOD is drafting a letter to be posted in VDRs (page 12).

Physical Assets Committee

Bob Mowrer

The Communications Committee also requested information for members concerning the spending/budgeting for physical assets (pages 9-11). Bayshore's history in maintaining, enhancing, adding physical assets is inconsistent. Many years, physical assets were ignored by the BOD. One BOD recognized the sad state of our physical assets commissioned a report on physical assets in need of attention, which resulted in several years of increased dues and steady improvement of our physical assets. This was followed by a period of inattention to our physical assets. The current and past BODs and the past Physical Assets Committee identified problems started needed work.

Without an operational Physi-

cal Assets Committee (PA), directors have assumed responsibility for identifying and prioritizing needed repairs/updates. Members attending BOD meetings hear these reports, but with no written reports the Breeze can not inform members that needed work authorized by the BOD.

Without a PA committee, a director must act as PA chair in addition to their other duties, and reporting is not a priority. Long term, we need a PA committee to perform the duties and responsibilities of the PA committee.



Update on Lincoln County Rental Dwelling Units In Bayshore

At the September 16, 2017 BOD meeting, a member addressed the Board regarding vacation rental dwellings. She is disgusted with the mess, garbage, traffic, people staying in trailers and motor homes, blocking streets with boats, tent campers, excessive numbers of cars, etc. She also mentioned the lack of signage on some of the vacation rental dwellings.

In response to this member, president Blecher announced Bayshore had requested a list of vacation rental dwellings from the county. At least two LCRDUs (Lincoln County Rental Dwelling Units) have been added to the list since Bayshore reported LCRDUs that were not licensed.

Members have been informed of LCRDUs near them, and these units must have signage that provide a contact person to report violations to. Members who experienced problems last year should have contact numbers next to the phone and report violations promptly¹. They should also keep a record of contacts and resulting actions by the contact person. All members with a LCRDU neighbor should be prepared to report violations listed below. Rental agencies or owners can not respond to a problem unless it is reported.

The three violations defined below allow members to know when a violation is taking place.

• **Quiet Time.** The hours of 10:00

¹ Contact information must be provided on sign readable from street.

p.m. until 7:00 a.m. the next day are required quiet time.

• **Garbage Service.** The owner shall be required to maintain adequate garbage service, with required secure containers, from the franchised waste disposal service company serving its property. The service must be at a level commensurate with the garbage generated at the dwelling, but no less than weekly service when the short term rental is being rented. Owners shall notify all guests of the garbage services and requirements for dwelling.

• **Parking.** The owner must provide one parking space for each approved sleeping space (defined in #487)² plus one additional parking space per unit. If a sufficient number of off-street parking spaces are not available for the authorized number of vehicles, then on-street parking may be used unless otherwise prohibited. Parking shall not, under any circumstances, hinder the path of any emergency vehicle.

Members are key to insuring the LCRDU rules are followed. Unless members report violations to the contact person, the renters, management company nor owners will be aware of the violation. Members should record the violation and response from

2 **Lincoln Country Short Term Rental Guidelines**-----http://www.co.lincoln.or.us/sites/default/files/file-attachments/board_of_commissioners/page/4314/ordinance_487_vacation_rental_dwelling.pdf

2 Available Bayshore Web page <http://members.pioneer.net/~baybeach/Links/Lincoln%20County%20Short%20Rental%20Ordinance.pdf>.

the contact person. Lack of response by the contact lack of compliance should also be recorded and communicated. Perhaps the BOD could establish a source that would collect and forward any lack of response by a contact to Lincoln County.

Our Directors have responded. Members must be part of the process by reporting and recording lack of compliance on the part of contact person/rental agency/home owner.

As a former Bayshore renter, I would recommend reaching out to the home owner of the LCRDU. I contacted the three owners of homes closest to us and asked them to call us if they saw activities they would not want in their homes. The reward was making friends of our neighbors.



Committee Reports

Bayshore Road District

Next Meeting Feb 7, 2018

Minutes from Dec 13, 2017

Attendance:

Glen Morris Chairman

Dick Meloy Treasurer

Lee Davis Secretary (via phone)

Old Business:

The Treasurer's Report, dated November 9, 2017, was presented with a balance of \$21,600.

New Business:

Received signed petition from East Bayshore residents requesting speed bumps at Cedar Crest, Pine Crest, at View Crest Drives. We marked locations for these proposed speed bumps, two along View Ridge (one before Pine Crest and one after Pine Crest), one on Cedar Crest Place, and one on Pine Crest Way. The Road District will assess this situation and take appropriate action at a subsequent meeting.

We are awaiting input from residents regarding a speed bump on Ocean View which we marked.

We received a call to move the one that is between Hilton and the end of the road, approximately one lot further South, and will do that unless we hear from other residents opposing that move.

After re-inspecting the pothole on Bayshore Drive near the Bay Mart and the Road District will be repaving Bayshore Drive from 101 to just past the first speed bump before Mokmak. The road seems to be deteriorating in that area faster than anticipated, making this an emergency repaving. Cold weather has caused cracks to undermine the paved surface, as evidenced by the

increase in size of the pothole and significant cracks appearing in the surface.

Paving will be done during the week of December 18th and may result in traffic delays. Residents are URGED to take this under consideration when making plans to enter or leave Bayshore. Every effort will be made to minimize the delays.

The Public Works Department communicated that "Dead End" signs are being worked on for Mokmak and Oceanview.

Signs blown down by wind on Admiralty Circle/Bayshore and Oceania/Catamaran will be reinstalled. Discussed replacing the deteriorating round sign posts on Oceania.

Minutes from January, 10, 2018

Old Business:

The Treasurer's Report, dated December 30, 2017, was presented with a balance of \$90,926.

Emergency paving on Bayshore Drive from Highway 101 to approximately Mokmak was completed by Road and Driveway in December. Cost will be approximately \$18,000. Striping, including speed bump striping, will be completed as soon as weather permits.

Speed bumps specified in the December 2017 minutes are still being considered for spring installation.

Correspondence: none

Bills: none

New Business: None

Planning Committee

11/14/17 to 1/15/18

Co-Chairs, Mary Lou Morris & Norman Fernandes. Robin Adcock, Pat Johnson; and Frank Miller.

TREES

2 New Complaints – Met w/Complainant

1 Personal Contact w/Complainant and Info Letter

Email and Letter for Update

4 In Process

5 Completions

VEHICLES

2 New Complaints - Boats

1 Personal Contact re/Trailer

Info Letter re/Cargo Trailer and Boat

4 Info Letters – Boats

1 NV – Boat

1 NV and Email - RV

7 In Process

6 Completions

OTHER

5 New Complaints – Nuisance

Response Letter for Unkempt Lots

1 NV for Unkempt Lot and Response

1 Info Letter – Concrete and Trailer

2 Info Letters - Nuisance

7 In Process

1 Completion

CONSTRUCTION

9 New – 4 Houses, 1 Storage Shed, 1 Window, 1 Fence, 1 Deck, 1 Repair/Replace

1 Height Variance Approved

1 Personal Contact re/Fence

1 Update Letter

1 Info Letter re/Propane Tank

31 In Process

10 Completions – 4 Houses, 1 Re-side/Paint, 1 Remodel, 1 Repair, 3 Decks, 1 Fence, 1 Storage Shed

PERMITS

3 Boats Approved

Proposed Changes

C & R Violations Fine Schedule

Construction Violations	C & R Guideline Ref	Current Amount	Suggested Revisions
Property Maintenance Violations			
Major construction W/O written approval**	Art 2, Sub 1b	\$1,000	\$2,000
Manufactured home that does not meet Guideline**	Mfg Homes requirements	1,000	2,000
Minor construction W/O written approval**	Art 2, Sub 1b	500	500
Remodel W/O written approval**	Art 2, Sub 1b	500	1,000
Exceeding 15 foot height limit W/O approved HVR**	Art 2, Sub 3b	1,500	2,000
Building into setbacks**	Art 2, Sub 5a, 5b	500	1,000
Clearing land W/O written approval	Art 2, Sub 2e, 3b,17a	1,500	2,000
Placing fill material /changingAOG W/O written approval.	Art 2, Sub 2b, 3b and.	5,000	7,500
Not replacing ground cover per Guidelines.	Art 2, Sub 4a & Sub 17a	500	1,000
Property Maintenance Violations			
Failing to maintain trees/shrubs at proper height	Art 2, Sub 4b	100	100
Failing to remove noxious plants***	Art 2, Sub 4f	100	.00
Failing to landscape/fence above ground septic	Art 2, Sub 4e	100	100
Failing to landscape/fence around garbage/dumpsters	Art 2, Sub 14a	100	100
Failing to landscape/ fence propane tank/burn barrels	Art 2, Sub 4c	100	100
Failing to clean up garbage or unsightly refuse.	Art 2, Sub 14a	100	250
Placing commercial signs on property without approval.	Art 2, Sub 4g	100	100
Failing to limit vegetation growth, creating an unkempt lot	Art 3, Sub 3.	100	100
Property Activity Violations			
Nuisance or noxious activities	Art 2, Sub 8a	\$100	\$500
Level I Noxious Weeds for 3 bushes*** or fewer		100	100
Level I I Noxious Weeds for 4-10 bushes.		200	200
Level III Noxious Weeds for 11-25 bushes.		300	300
Level IV Noxious Weeds for 26 bushes or more		400	400
Placing sand on the right of ways	Art 2, Sub 8a	2,000	\$2,000
Violating pet control restrictions	Art 2, Sub 8a	25#	.50#
Prohibited vehicles.	Art 2, Sub 10a, 10b.	100	250

#per incident



Safety Committee

Melissa Chown - Chair; Judy Mc-Neil; Mike McReynolds

November 30, 2017

December 11, 2017

January 11, 2018

Old Business

Street lights

Committee Observations

Within Bayshore there is a lot of variation on the amount of street lights in one area compared to another. There are some areas which are very dark with no street lights for many blocks and others with two street lights on the same block. The placement appears arbitrary on many streets.

There are four types of street lights (luminaire 100 watts, luminaire 200 watts, Sentry 1 with 2.5 ft arm or Sentry 2 with a 10ft arm) with different bulbs (LED and incandescent). Most of the street lights are paid for by Bayshore (see list from PUD), but there are other street lights which are not paid for by Bayshore and must be paid for by the individual home owners.

There are also some homes with bright lights on the home, and this issue is addressed separately below.

Our neighborhood to the north, Sandpiper, does not have any street lights at all. Bayshore and Sandpiper do not have significant differences in crime levels.

Member comments summarized

One member contacted the office to ask the Mackey Park lights be turned back on due to concerns of "a late night rendezvous area for couples". All the member comments to the committee preferred less light, but brought up concerns of home lights as well as street lights. The most common complaint regarding the street lights was of particular lights which are close to members and seem bright or otherwise obnoxious to that member. This is related to the seemingly arbitrary place-

ment/activation of the street lights in Bayshore and unfairness of this on the surrounding members; this was followed closely by the dark skies argument for less light pollution in general.

PUD information

We were provided with a list of 53 existing street lights in Bayshore which Bayshore pays for. Monthly cost of \$1042 last month, however PUD rates for street lights went up the first of the year.

If the PUD turns off a street light it will remove the light fixture from the utility pole. If a new light is requested it will not have an additional cost of installation above the regular monthly operational payment. PUD will change the light from one style to another at no additional cost.

Studies found

Committee does not believe that street lights are a personal or household safety issue. Studies found do not show a relationship between street lights and crime in areas like ours. Both Homeland Security and DOJ base their recommendations for residential street lighting on these studies.

Some studies show a positive relationship between street lights and traffic safety at intersections.

An search online of other HOA regulations did not reveal any helpful examples, with the few policies referencing lighting referring only to the particular design of matching decorative street lights.

Options

1. Do nothing and keep all the existing lights on
 - A. 53 existing street lights
 - B. \$1042 per month last month (PUD rates for street lights went up the first of the year)
2. Reduce street lights to existing intersection lights
 - A. 191 lights
 - B. Change these to Sentry 1 (cheapest light style at \$17.22

per mo and capped style with 2.5 ft arm)

- C. Would reduce PUD bill to about \$600 per month
 - D. PUD will remove the unused lights from the utilities poles.
3. Reduce lights to major intersections, clubhouse, and Mackey Park.
 - A. Change those lights to Sentry 1
 - B. Use these major intersections
 - i. Bayshore Drive and Highway 101
 - ii. Bayshore Drive and Bayshore Loop
 - iii. Bayshore Drive and Westward Ho
 - iv. Westward Ho and Oceania (2 lights)
 - v. End of Bayshore drive by hotel
 - vi. Clubhouse rear parking area
 - vii. Upper Bayshore entrance at Bayview
 4. Remove all existing street lights
 - A. Individual home owners can have the PUD put up a street light if desired. Home owner pays for street light. New lights could be restricted to Sentry 1 (\$22 per month if on existing utility pole; \$45 per month if new utility pole has to be installed)
 5. Remove all the street lights and prohibit owners from having their own street lights.

Committee Recommendation

Committee does not believe that the street lights are a personal or household safety issue. Committee believes the street lights are a major monthly cost to Bayshore. Committee believes it is inequitable that some members have street lights very close to them (whether they like them or not) and others do not.

Committee recommends that all the street lights in Bayshore be turned off. Committee recommends that individual members be allowed to pay for their own street light if desired and that new street lights are restricted to Sentry 1 lights.

Home lighting

Committee believes this should be addressed separately as part of the planning committee guidelines for construction, perhaps related to the nuisance section or the aesthetic appearance considerations.

Request for Neighborhood Watch Signs

In the next budget request we will be including a request for 4 Neighborhood Watch street signs to replace the existing faded one at the entrance to east Bayshore, division 1. The member who requested these will install them on the existing street sign poles. We recommend assisting this member and encouraging his neighborhood watch efforts in that division. Total \$77.72.

Emergency Preparedness Cache

Some members were having a hard time finding the correct tote at local stores. With the \$70 from members who have already placed totes in the cache, the committee purchased totes to sell to members at cost.

Please contact us if there are questions or comments about the cache, totes, or the opening times. There will be three opening times for this year. The first one will be announced next month.

Recommended Reading

Street Lights and Crime: A Seemingly Endless Debate

MIKE RIGGS

February 12, 2014

What if extra lights don't make us as safe as they make us feel?

If you live in a city and walk alone at night, you probably prefer routes that are well-lit over ones that aren't. The same surely holds true even if you live in a more suburban area. Associating light with safety is one of those feelings that's so universal, I can almost hear the entire planet rolling its eyes in collective irritation right now.

But what if extra lighting doesn't

actually make us safer? After the London borough of Wandsworth installed 3,500 new street lights in the mid-1980s as part of its overall crime reduction plan, researchers at the University of Southampton decide to compare reported crimes before and after the upgrade. Despite the fact that increased lighting had been a mainstay of city crime prevention for decades, the researchers found "no evidence ... to support the hypothesis that improved street lighting reduces reported crime."

Cities in the U.S. attempted similar experiments during the same period of time, and got mixed results. According to a 2007 systematic review of lighting experiments in American cities, increased street lighting in Indianapolis, Harrisburg, New Orleans, and Portland, Oregon, did not coincide with a drop in the affected areas' crime rates, but it did in Atlanta, Milwaukee, Kansas City, and Fort Worth. Yet even in U.S. cities where lights "worked," they didn't appear to work consistently: While Fort Worth saw a decrease in all types of crime, Kansas City saw a decrease only in violent crime.

But here's something that will really throw you for a loop: Street lights enable criminals as much as they do their potential victims, according to criminologist Ken Pease. With increased street-lighting, potential thieves have an easier time seeing the contents of parked cars, don't need to carry flashlights (which could alert someone to their presence), and are able to case a place and determine if there's anyone around who can impede their break-in. The light may scare criminals away, but it can also tell them enough about a house or a street or a parking lot to know whether there's anything for them to be scared of.

So what happens when you take away lights? A recent study conducted in Chicago on behalf of the Chicago Department of Transportation found that street light outages have different effects on different neighborhoods. "For some of the community areas, there were not enough crimes in outage-

affected areas to estimate the model," the authors said. Other neighborhoods, meanwhile, saw crime rates increase as much as 134 percent when street lights were out. Intentional efforts to reduce light pollution (as opposed to outages) have been conducted across the U.S. and Europe without corresponding crime increases; except possibly for Oakland, where an energy-efficient lighting ordinance passed in 2002 was blamed for a homicide spike in 2011.

The connection between light and crime may not be what most of us think it is, but the connection between light and our sense of safety is exactly what it's always been. Those Southampton researchers who measured crime rates in Wandsworth also found that the new lights "provide[d] reassurance to some people who were fearful in their use of public space," particularly women. Lighting increases a sense of community, and community pride. It brings us outdoors in our neighborhoods, helps us get to know each other. Fear keeps us out of the alley, and attraction to light and what it represents draws us to illuminated streets.

<https://www.citylab.com/equity/2014/02/street-lights-and-crime-seemingly-endless-debate/8359/>

Contribute To The Decision

During the January Board meeting, the Board discussed the report and recommendation, including taking member comments. Based on the discussion the committee will present more details on specific street lights at major intersections.

At the next Board meeting the Board will take further comments and discussion on the street lights. Any comments can be directed to the Safety Committee, via email to Kathi, or at the February Board meeting

Social Committee

Rose Bradshaw-Chair, Deb White

REPORT--January 2018

Holiday Celebration

The Holiday Celebration was held on Saturday, December 16, 2017. The three hour event included commemorative photos, a potluck dinner, and a white elephant gift exchange. With 45 attendees, 75% being new members, we can say it was another successful event. Almost everyone who came to the celebration also participated in the gift exchange. There were several favorites that were stolen more than once. The next celebration will include more December holidays, such as Hanukkah and Kwanzaa.

Everyone who participated had a great time—lots of laughter. Many members showed their enthusiasm and provided positive feedback. The following are several of the many comments provided by members:

“Thank you for all of the effort that was put into the Christmas party. It was so much fun. The food was great and the decorations were lovely.”

“Thank you all for putting so much time in to bringing the community together. We had a wonderful time at the holiday party.”

“I want to thank everyone who helped to make our 1st Bayshore event so nice! I can see it’s going to be great living here and a chance to make some wonderful friends and memories.”

“Last night was truly a wonderful evening! Delicious food, beautiful decorations, guest photos, and fun gift exchange.”

The Social Committee is very fortunate to have such wonderful volunteers, from the set up to the clean up. The holiday celebration would not have been as successful without them.

Clubhouse Holiday Tree

The Social Committee and Stuart Fisher collaborated to purchase the holiday tree for the clubhouse. The halls were decked, and members acknowledged appreciation. Next year’s budget will include additions to our decorations inventory. Members donated decorations which made it a Bayshore Community tree.

The Wave

Circulation dates of the Wave will be January, April, July, October, and a special edition for the holidays. The Social Committee will collaborate with Bob Mowrer to create a link for the Wave on the main Bayshore website.

Communications Committee

Bob Mowrer, Margaret Partlow, Lee Davis.

A Request for Directors

The Physical Assets filed exemplary written reports in February and March of 2017 that allowed the Breeze to provide a members a detailed picture of the budget process. The Communications Committee requests similar reports for the Breeze that will allow members to view the creation, justification, and acceptance of the 2018-19 Budget by the Board of Directors.

This request is based on the reports from the Physical Assets Committee in Breeze issues of February and March of 2016. These Breeze reports follow on pages 9-11. We believe providing this information to members in the Breeze not only allows members better understand the budget but also reminds readers that the budget process is an open and thoughtful process.

The reports from 2017 provided members’ insights of the Physical Assets Committee and the collaborative budget process. The committee assess, gathers necessary information, and proposes actions to the Board of Directors. The Directors receive the reports, ask questions and make the decisions based on committee reports.

In the February meeting, the Physical Assets committee proposed expenditures from the then current (2015-16) budget providing description of the problem, costs, and recommendations for the Board of Directors. The process of a committee making recommendations is a critical part of the decision making process. Committee members do the inventory of assets and make thoughtful proposals. The Board of Directors make the decisions.

In the March meeting, the Physical Assets committee recommended physical asset expenditures for the 2016-17 budget. The proposal included the rational and costs of the expenditures. The Board of Directors make the decisions.

2018 Events

Depending on the 2018 budget and number of volunteers, the Social Committee can plan more than 4 events. The following events are planned:

Super Bowl Munchie Potluck*	02/04/18
Bayshore Social	03/17/18
Cinco de Mayo \$5 Taco Buffet	05/05/18
Red, White, & You Meet & Greet	07/14/18
Halloween Bash	10/31/18
Holiday Celebration	12/15/18

*Event will be planned based on member interest.

We believe the members should have reports outlining the assets in need of repair, replacement, or addition as was the case in preparing the 2017-18 budget.

Unfortunately, in most years past, members first were informed of budget for the next fiscal year when they received the annual mailing to members. When the Board of Directors was trusted and respected the budget was not an issue. When the Board of Directors had many critics, the budget was often questioned.

Please read the reports provided by the Physical Assets for the meetings. The information provided is clear, concise, and clearly describes the funding recommendation and amount. A first in my tenure with the Breeze!

The Breeze requests all committees provide reports, similar to the Physical Assets Committee, so members so members have the opportunity to be aware of the budget and the budget process.

Breeze February 2017

Note: This report submitted in February to fund projects to be done by end of 2016-17 fiscal year.

1. Pool Heater—The pool heater was installed the week of January 30. Stuart was asked on 1/21/17 to contact the company installing the new pool heater and to give them the roof pitch so the company could bring the correct flashing and materials needed. We discussed that large exhaust pipe would be removed and the new PVC pipes would extend through the roof similar to the clubhouse's current heater's exhaust. As Stuart explained at the BOD meeting, he had the tools and expertise to repair the existing roof. Explained also there was a second exhaust pipe that needed to be removed when the roof was repaired. I have a concern with altering the plan and allowing the new exhaust pipes to extend through the large existing flashing. According to Jesse, this exhaust pipe had blown over in high winds in 2015 and he had to re-nail it in place.

2. Office/hall flooring. Alsea Bay Granite. Flooring, up-graded to a commercial grade, installed January 26-28.

3. We met with Stuart on Saturday 1/28 to discuss his recommendations for the budgeted boiler room and garage repairs. We pointed out Jesse's recommendations and his conclusion was the boiler room and garage were near as they were. His only recommendation was placing the washer and dryer directly on the boiler room floor, connecting the plumbing to the sink near the W/D an installing the new exterior door and frame to the entrance of the boiler room. Cost of the door was approximately \$300 (out of boiler room repair) and needed plumbing or electrical parts could come out his budget line items. (\$500 spent to date out of the \$5000 for boiler room repair)

4. Garage Update—Stuart recommended leaving the garage as is, having checked for leaks during recent a heavy rain period, none found in garage or boiler room.

5. Sign for Pool Fence—On the walk through with Stuart we posed the question for the need of and pool fence repairs and also the pool sign. Stuart had already checked the pool fence and believed it to be in good condition and recommended the BOD order the budgeted pool sign. He thought the price was good and would be cheaper than him making, painting and installing a sign himself.

6. Stairs, railings, decking and wood rot. Stuart has completed stair repairs and is working to complete rail replacement and some decking. He will order an upstairs replacement 3.0 exterior door and repair wood rot below door at that time.

7. East Parking Lot—Road and Gravel contacted to break up concrete chunks on the east lot that prevents leveling. Recommending leveling existing low spots with asphalt gravel then leveling.

8. Beach Poles—Stuart was to follow up on the beach signs.

9. Shower Room Floors—Budget-

ed amount for this repair/up-date was for installing ceramic tile. Several bids, one recommending grinding off existing paint (dust created is immediately sucked up) in both men's and women's shower rooms and coating with a penetrating sealer. Follow up sealer in 3-5 years. All waste to be removed by contractor. \$7850.

BOD Actions

- MSP unanimously, to re-fund the pool fence signage for up to \$2,000.00 using funds from savings on deck repair, sign to be attached with high grade stainless steel fastenings.
- MSP unanimously to approve \$2,000.00 for additional work on stairs/decking repair.
- MSP unanimously to approve up to \$1,000.00 to replace and repair dry rot on the north upstairs door of the Clubhouse.
- Motion passed unanimously to approve \$7,850.00 for Boles Concrete Construction to resurface/restore shower room floors.
- MSP unanimously to purchase a cell phone and service for the Facilities Manager for a cost not to exceed \$100 a year.

Breeze March 2017

Note: This report submitted in March to create the 2017-18 fiscal year budget.

1. Sign for Pool Fence—Sign ordered and will be installed before the end of March, weather permitting. BOD approved ordering pool sign at 2.18.17 BOD meeting.

2. Beach Poles—I called Seal Rock Park Div. w/out any information. Will try again.

3. Shower Room Floors—Floors completed 3.7.17 and Boles has been paid \$7850.

4. Shower Room Updates—Recommend with the funds left from the Bathroom/Shower Room Floor project (\$1930)—I propose (1) The club replace the hot water heater located in the shower area at a cost of \$762.40 with

Newport Plumbing. Three bids were obtained—\$985/Barrelhead Supply and a \$700 estimate including travel time charge from Lincoln Plumbing out of Siletz. Old water heater to be removed by either company (2) The BOD authorize \$600 to replace both exterior doors to the shower rooms—\$300 each. (3) The BOD authorize Stuart to repair water damage on the east outside wall by the mens shower room door not exceed \$500. Cost is probably less but Stuart won't know damage until he removes the cedar siding

5. Eave Repair—Spoke with Louie from Vision Building about deteriorating fascia board on west side of clubhouse brought to attention by Stuart. He said the time to change the fascia would be when Bayshore reroofs the clubhouse in ten years(?). Suggested placing stainless steel strips at top of the fascia underneath the roofing. Recommend Bayshore get a bid for this repair.

6. Tennis Court Fence—Replace damaged upper rail of the tennis court's

north fence. Some poles and other fence pieces have rusted out. \$300?

7. Upstairs Restrooms Facelift—When Marcella, Stuart and myself toured the upstairs and he would like to see the restrooms updated. (1) Replace the linoleum, (2) paint walls a neutral color, (3) re-laminate the countertop in the women's bathroom—Stuart can do this, (4) paint restroom cabinet in women's restroom, (4) new sink in women's bathroom, (5) replace toilets that are not handicapped, (6) replace wooden stalls with stainless steel professional dividers, and (7) new mirror in the men's restroom.

8. Boiler Room Update—Stuart would like to replace the 2 doors on the north side of the boiler room on the pool deck and the storeroom door at the base of the east stairway. Doors are \$300 each and Stuart can install. Doors to be painted when weather improves. Recommend the BOD to approve the \$600-\$900 be spent from the boiler room update funds or garage repair funds.

BOD Actions On Physical Assets Projects 2017-18

- MSP unanimously to approve the replacement of the hot water heater in the shower area as recommended by the Committee.
- MSP unanimously to approve replacement of both exterior doors to the shower rooms at a cost of \$300.00 per door.
- MSP unanimously to approve the replacement of the exterior shower room doors.
- MSP unanimously to approve the repair the water damage on the east outside wall by the men's shower room door, with any additional funds necessary to come from Pool Improvement and Repairs.
- Kathi Loughman was instructed to contact PUD and have the lights at the tennis court turned off.
- The Facilities Manager will investigate and report to the Board next month on the tennis court fence upper rail of court's north fence.

PAC Budget Items For 2016-17 Fiscal Year

Capital Outlay Projects	Comm	Budget	Cost	Complete	Description
1.Flooring, Office & Hall	PAC.	\$2,525	\$3250	2017 . . .	Completed 1/28/17
2.Pool Heater.	PAC.	8,760	9200	2017 . . .	Completed 2/2/17
3.Beach Access (2 Poles/Signs)	PAC.	675	675	2017 . . .	Install when received by OPRD
4.Windows (2 upstairs)	PAC.	2,500	2120	2016 . . .	Ordered and installed as (11/16)
5.Bathroom/Shower Room Floor	PAC.	9,780	7850	2017 . . .	Completed 3/7/17 P.J
6.Dry Rot (#4)	PAC.	1,000		2017 . . .	Combined with deck/picket/stairs
7.Deck/Picket/Stair Replacement	PAC.	8,000	4000	2017 . . .	In process of completing
8.Sign on Pool Fence Street Side	PAC.	1,788	1788	2017 . . .	Ordered installed in March 2017
9.Eave Repair	PAC.	1,000			Stuart to Advise
10.Roof Cricket Maintenance	PAC.	700	700	2017 . . .	Scheduled Summer 2017
11.Gravel East Parking Lot	PAC.	1500	0	-----	Cancelled by board at 2/18/17
Total Budgeted Capital Outlay		\$38,228	\$29,583		
Equity Account Projects					
11.Gravel East Parking Lot	PAC.	1500	0	-----	Cancelled by board at 2/18/17
12 Boiler Room Repair	PAC.	5,000	1100+		In progress
13 Garage Repair	PAC.	\$5,000	0		Cancelled

MSP--Director Smith moved, and it was seconded, to adopt the recommendations as submitted, with the changes regarding clarification of written description discussed.

Motion passed unanimously.
Written notification of adopted changes in response time and fine increases will be sent to all mem-

bers along with the election packets in April. The changes to the C&R Violations and Fine System will be effective beginning May 1, 2018.

From the January 20, 2018 Bayshore Board of Directors Meeting

Fire Chief Sakaris of the Seal Rock Fire Department addressed the Board and the members present regarding the issue of street lights in Bayshore. He stated that he had received a call asking if response times would be affected if the lights were removed. He informed all present that the answer to that question was “No.” He said that what does affect the response times are visible addresses on the homes, as well as clearly visible street signs. The department utilizes GPS and map books, but clearly visible street signs and home addresses are encouraged and are a “nicety,” but are not necessary. The Fire Department has a program to supply and install 3’ tall posts with addresses, in contrasting colors, for a small fee. Applications for these are available at the Seal Rock Fire Department and on line at their website, for those who are interested.

REPORTS Financials

The financial reports for November and December 2017 were accepted as submitted. It was noted that the water bill has decreased considerably since the pool closed for the season. President Blecher stated that they are still researching why the bills were so high during last pool season.

Facilities Manager Report

Facilities Manager Stuart Fischer reported the following:

- Weather stripping around the west upstairs doors was replaced
- Dining room heaters sanded and painted
- Kitchen detail, all dishes and cabinets cleaned
- Water leak upstairs in the kitchen drain pipe, new pipes installed
- Downstairs ladies’ restroom damaged from water leak, rot re-

moved, replaced all lumber, mud, tape. Paint ordered and painting will be done after arrival.

- Inventory completed/turned in

A member then commented on the good job that Stuart has done.

Planning Committee Proposal see page 5-6

Long Range Reserve & Physical Assets Committee

(Terri Pina, Chair; Michael Bradshaw; Mel Blecher)

No report.

Safety Committee

(Melissa Chown, Chair; Judith McNeil; Mike McReynolds)

See page 7-8

Social Committee

(Rose Bradshaw-Chair, Deb White)

See page 9

Communications Committee

Bob Mowrer, Margaret Partlow, Lee Davis.

See page 9-11

UNFINISHED BUSINESS

Mailing/billing of Breeze

There was a discussion as to whether to include a line item on the letter that goes out with the HOA invoice in May offering members an opportunity to request and pay in advance for mailed hard copies of the Breeze. The discussion included how much to charge for a yearly subscription, how many would be interested, costs of printing an unknown number of copies each month, time involved, who would do the copying and mailing, etc. The consensus of those attending the meeting was not to proceed with this at this time since the

Breeze is available on line on the Bayshore website, is emailed to members on the Bayshore email list, and hard copies are available at the office. It was noted that more members could receive the Breeze via email by requesting to be added to our email list.

It was then suggested that a reminder to update contact information be included in the election packets that will be sent out in April.

Updating VRD Letter

Included in new member packets and to be posted in VRDs

President Blecher announced that the letter has been updated. He provided copies of the update to Directors and to the Planning Committee. He requested that they review it and get back to him with their input and any suggested changes. It will be reviewed by the Board again at the next meeting.

NEW BUSINESS

Appointment of Budget Committee for 2018-2019 fiscal year budget.

The Board appointed Mary Lou Morris and Mel Blecher as members of the 2018-2019 Budget Committee, along with Jerry Musial and Kathi Loughman as ex-officio members of the Committee. They would like to have one more Member volunteer to serve on the Committee. There would be a limited time commitment, with meetings scheduled in March and April.

Inventory Review

The inventory was completed in December. Copies are available for review in the office.

Insurance Coverage Review

Director Smith reviewed Bayshore’s coverage last year, and he stated that it “looked good” at that time. It was suggested that perhaps

our insurance agent may be willing to come to a Board meeting and explain our coverages. The Board would like to have a Member familiar with insurance volunteer to review Bayshore's existing coverage.

Grading/Lowering of Dunes South of Clubhouse

Member Mike Smith presented. A few homeowners are requesting Bayshore's participation in grading/lowering the dunes behind the Clubhouse. They need 700 linear feet to proceed with the project, for a cost of approximately \$10,000. They have no idea at this time how much it

would cost Bayshore, but participating homeowners would be willing to absorb some of the cost. The group is currently obtaining general information and is just wondering if Bayshore wants to participate. If so, they will come back at a later date with more information and cost estimates.

President Blecher then made inquiries concerning the groups that utilize the Clubhouse on a weekly or monthly basis. It was reported that Bayshore allows the groups to use the facilities at no cost, therefore the activities and/or classes must also be offered free of charge. Bayshore facilities may not be used for profit. It was

pointed out that some groups have a donation jar where participants can donate if they wish, but charging for the class or activity is not allowed.

The Board then adjourned to Executive Session at 2:30 pm to discuss employee yearly performance reviews and to set employee compensation for 2018.

Board reconvened at 2:50 pm.

MSP to increase Kathi Loughman's rate of pay from \$14./hour to \$15./hour, retroactive to January 1.

Meeting adjourned @ 1:45 PM.

The Late & Last Word

Breeze Deadline

Bob Mowrer

For years, I published one week after the BOD meeting on Monday and usually published on time. Starting in fiscal year 2016-17 my deadline slipped to publishing prior to the next month and I realized the Breeze needed a deadline for contributions.

If **committees** have a written report for members, it should be part of the agenda materials **due the week prior to the meeting.**

We encourage member letters, pictures and other contributions--**with the same deadline.**

Except for BOD minutes, contribution arriving after the BOD meeting **may** be added to The Late & Last Word.

Please send questions, suggestions--to bobmowrer@gmail.com

Thank You!!

A special thank you for Susy Blankenship's donation to Bayshore of an almost new Treadmill.

Mel Blecher

A special thank you to the:

Planning Committee and **Road District** for sending reports directly to me.

Safety Committee for their research and reporting on lighting in Bayshore. Excellent reporting.

Social Committee for the 2018 event calendar, reporting December activities, and especially for the pictures.

Bob Mowrer

Volunteers Needed

Bob Mowrer

Our BOD is responsive and effective for the second year in a row. Most of our committees are staffed and effectual.

Most of our volunteers are experienced (and old like me). Even though Bayshore has suffered some ineffectual leadership over the years, it has weathered the storms due to some very experienced and responsible leaders, ones who have been volunteering for a decade and a half or more on committees.

Most Bayshore committees need new members to learn how the committees operate BEFORE the experienced members retire.

Consider volunteering to a committee that could use your skills.

The Budget Committee was formed at the January meeting and will be active until the 2018-19 budget is completed. If you have budget skills, you will be able to learn from experienced members. See page 12--New Business.

The Nominating Committee will soon be formed to recruit BOD candidates for the May election. A good way to meet neighbors.

The Physical Assets Committee needs members. Director Michael Bradshaw; Terry Pina, and President Mel Blecher are active members doing a great job. One or two member volunteers would free up director time and allow new volunteers to learn from the best while easing into the committee