

Bayshore Breeze

August 2018

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
Facilities Manager – Bob Tunison (541) 563-7253
Pool (541) 563-3871

2018 Events

The following events are planned for this calendar year:

Halloween Bash10/31/18
Holiday Celebration12/15/18

RECREATION CENTER HOURS

From 5/23/2018 through 9/16/2018*

Monday – Friday 9:00 AM to 8:00 PM
Saturday & Sunday 10:00 AM to 8:00 PM

*NOTE: The singular exception to these hours is that the pool and activity room will close at 7:00 PM beginning Tuesday, 9/04/2018, thru the end of the season.

From Labor Day 9/04/2018 to 9/16/2018

Monday – Friday 9:00 AM to 7:00 PM
Saturday & Sunday 10:00 AM to 7:00 PM

Winter Hours - Until May 2019

Open 7 days a week from 9:00AM to 5:00 PM

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Bayshore Office Hours

11:00 AM to 3:00PM
Monday-Friday

Future BOD Meetings

At Clubhouse--1:00 pm

September 15
October 20
November 17
January 19
February 16
March 16
April 20

2018-19

Planning Calendar Board of Directors

JULY

- Orders an annual review of the financial statement by an independent CPA as deemed prudent, and ensures that necessary income tax returns are prepared and filed annually on a timely basis.

AUGUST

- Consider bonus for pool attendants.

SEPTEMBER

OCTOBER

- Supervisor working with Facilities Manager, submit an inventory list of equipment and club property yearly (by November 1) to office manager.

NOVEMBER

- Consider year end employee bonus.

DECEMBER

- No regular board meeting.
- Performance appraisals are completed at least annually (scheduled in January) for all regular employees.
- Holiday Food Drive.

JANUARY

- Reviews the insurance coverage of the association annually.
- The Budget Committee is appointed by the Board in January of each year
- Request committees to prepare budget requests for submission to Budget Committee next month.
- Employee compensation is reviewed at the end of the probationary period and annually during the performance appraisal process. An increase may be recommended to the Board based upon competent and commendable service. (Salary increases are traditionally retroactive to January 1)

FEBRUARY

- Selects a Board member and approves the appointment of two members-at-large to serve on the nominating committee. (may not be the president or member eligible for reelection)
- Committee (budget) requests to the Board of Directors

MARCH

- Board of Directors requests to the Budget Committee

APRIL

- Slate of candidates must be presented at the April board meeting.
- Election Packets are to be prepared for each member and mailed prior to the Annual Membership Meeting in May.
- Presents a proposed budget to the membership for consideration at the annual meeting
- Based on the results of the selection process, applicants for Pool Attendant are selected for an employment interview.
- Set pool dates.

MAY

- SPRING CLEAN-UP (not on the 3rd Saturday)
- The Annual Meeting of the members is held on the third Saturday in May.
- Director elections are held at the annual members' meeting.
- Draft of budget to Annual Membership Meeting

- An Organizational Meeting is held immediately after the Annual Meeting in May
- Elects from the Board a president, vice-president, and corporate secretary to serve one year terms.
- Appoints the secretary-treasurer.
- Within two months of election or appointment to the Board, members are expected to review the materials provided in the orientation packet.

JUNE

- Approves the annual budget.
- The Board will select a Board Member to serve as Budget Coordinator.
- Appoints members of the approved committees.
 - o Planning Committee
 - o Physical Assets Committee
When possible, one of the members should be a member of the Board.
 - o Safety Committee
 - o Policies and Procedures
 - o Social Committee
 - o Social Committee Board Liaison This member of the Bayshore Board is the liaison between the committee and the board and is an active member of the social committee.
 - o Communications Committee
- Adopt BOD Planning Calendar.
- The fiscal year of this corporation shall end on June 30th in each year.

The Bayshore Book Club

Marv Waterstone

marv waterstone@gmail.com) or by phone (520-326-9571)

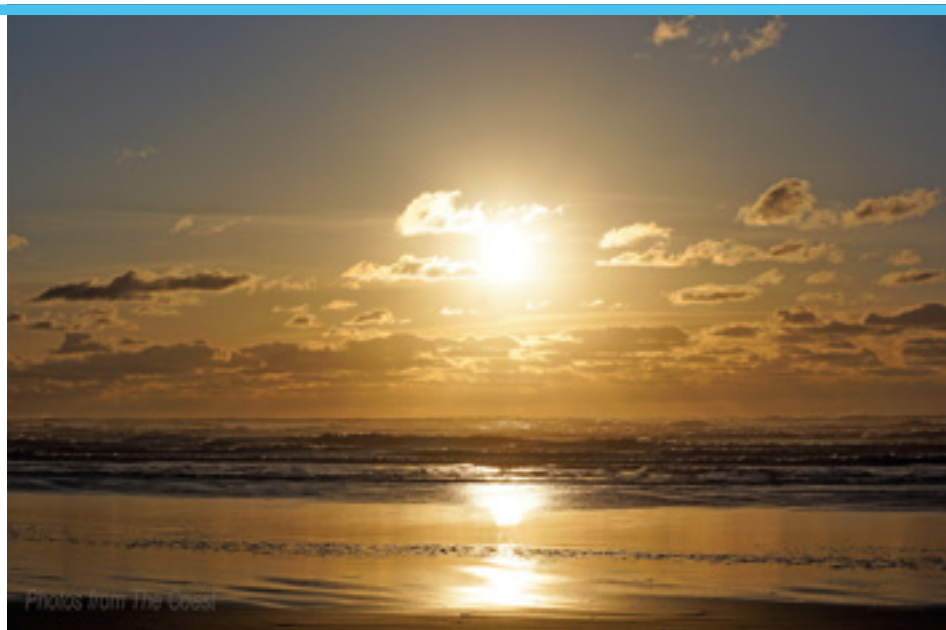
Due of scheduling conflict with some of our members, we're not having our August meeting until August 20. No report this month. August and September report will be in September Breeze.



Melissa Hansen Photos From The Coast

<http://photosfromthecoast.com>

James & Jennifer Kasselmann
 Ernest & Janice McElhannon
 Charles & Jennifer Reinhart
 Michael & Amanda Kaake
 John & Diane Scottaline



Director Contact Information 2018-19

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	Marc Cook	1	2021	509-212-3601	cookm112@yahoo.com
Member	Jackie Russell	2	2019	907-843-0738	jackie.russell23@gmail.com
Member	Skip Smith	3	2019	541-689-9654	sdskipsmith@msn.com
Member	Michael Bradshaw	3	2020	505-269-7916	bradshaw1113@peak.org
Member	Phillip Arnold	5	2021	518-423-2037	philly2040@gmail.com
Member	James Davis	5	2021	559-960-4652	safecraker114@aol.com



Information For Bayshore Members

Response to a Member: How Do Property Owners Request Speed Bumps?

Bayshore Road District

Below is the process for requesting speed bumps. People on Oceania as well as other areas in Bayshore have gone through this process. The first step is to create a petition to the Road District. The petition must include the printed name, signature, and address of each petitioner. The proposed location(s) of the speed bump(s) must be included in the petition. At least 60% of the properties within 240 feet either side of the speed bump must approve of the

speed bump. Once the petition is received by the Road District, it is added to the Agenda and discussed at the first meeting after receiving the petition. The Road District will go to the area of the proposed speed bump(s) and determine if the proposed placement will accomplish the objectives of the petitioners. Care is given to minimize impact on driveways and to not place speed bumps close to intersections.

NO ACTION is taken immediately. It will be included in the minutes and future agendas for at least three months to allow for public input. Petitioners and the public may appear at the Road District meeting

and directly address the Board, although that is not necessary.

Speed bumps are installed when the Road District is doing paving in the Spring, or, if Road & Driveway offers a really good deal because they are in the area anyway, thus saving the Road District a significant amount of money for mobilizing and demobilizing costs.

The issue with vacation rentals is certainly a problem, with getting required signatures on a petition. The Road District does accept e-mail approvals from property owners attached to a petition, so that might be of some help if you are thinking of doing a petition.



**Hey guys and gals! It's Bayshore BUNCO TIME!
Let's roll the dice and have some fun.
But, we can't play if you don't come.
Don't know how to play? Well, that's okay.
It's easy to learn, we'll show you the way.
Please bring \$5 for prizes and an appetizer to share.
Don't miss out on the fun--your neighbors will be there.**

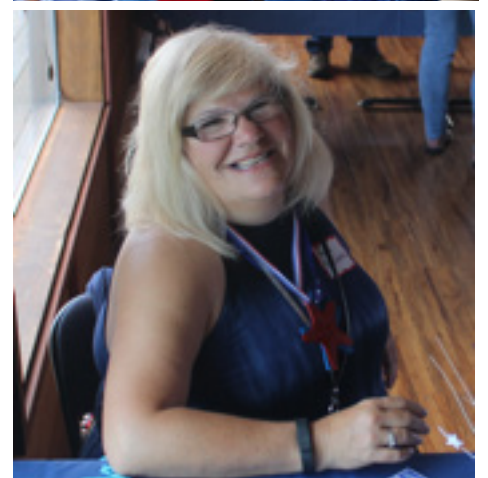
Wednesday, September 5

12:30 PM - 3:00 PM

Clubhouse

BYOB

**RSVP To Carrie Davis At: 559-969-8629 (text) or
email: CHICKER143@AOL.COM**



FACILITIES MANAGER CORNER Doggie Station Program

Included in the monthly Breeze are the minutes of the most recent Bayshore Board meeting which includes my monthly report. What the members don't read about in those monthly Board reports are topics regarding the smaller but yet important matters that I deal with monthly. Therefore, here is my first article about the smaller but important items that I want to bring to your attention this month.

Every week, we make the rounds to our three "doggie stations" to keep the fresh doggie bags filled as well as empty the accumulated trash. What some of you may know but others may not know is that this program was established on a voluntary basis several years ago. As the volunteers fell by the wayside, we have been continuing the program and have been doing so enthusiastically. However and like all such programs, there is a substantial monetary cost for reoccurring supplies to maintain the program as well. I would like to encourage those who avail themselves of this program as well as those who do not own dogs (you benefit as well from cleaner parks and beaches!) to consider donating to this program. Our donations of late have been discouragingly low and all it takes is a few moments to write a check to the Bayshore Beach Club with a notation that the money is for the "Doggie Station Program". Thanks to all of you who have donated in the past and continue to do so as well as those of you who will do so in the future!

Tennis Court Damage

Our tennis court has been the victim of both some vandalism and a dose of aging. The aging has to do with the deterioration of the top railing on south wall of the fence enclosing the court. An effective repair has been delayed due to the lack of available parts but recent efforts have resulted in a makeshift fix that will be applied as soon as newly ordered railing and parts are de-

livered to the clubhouse.

The vandalism is another matter entirely. While the aging process that caused the problem with the top rail cannot be avoided, vandalism can be addressed by reporting any witnessed acts to me at my office (541-563-7253). The damage I refer to are two holes being intentionally cut in the chain link fence with the one shown in the picture being large enough allow a person access to the tennis court the door which is protected with a padlock (Interested in using the tennis court? Simply come down to the clubhouse and ask any pool attendant for a key, fill out a short form, and you will be out there slugging away before you know it!). I have finally located matching, green vinyl covered chain link to repair the holes and will do so as soon as it is delivered to the clubhouse.

New Stop Sign at the Clubhouse

About 3-weeks ago, the stop sign in the southbound lane of Oceania Drive was relocated closer to the marked street crossing in front of the clubhouse for both practical and safety related reasons. What was unsettling to those of you who frequently drive southbound on Oceania Drive since the relocation was that the original line in the road at the former location of the stop sign hadn't been moved to the stop sign's new location. I have to admit that I had a great time chuckling as drivers stopped some 30-yards short of the stop sign and then stopped again when they rolled forward to the sign. However, my entertainment value lost out to the practical need for relocating the stripe. If you look closely the next time you approach the sign, you will see where I painted over the previous line location!

Until the next time...

Bob Tunison
Bayshore Facilities Manger



Bayshore Committee Reports

Planning Committee

Mary Lou Morris, Norman Fernandes, Robin Adcock, Deanne Cook, and Phil Arnold

Report 7/16/18 to 8/13/18

TREES

- 4 New Complaints
- 2 Info Letters
- 2 Phone Messages Re-Letter – PC Contact
- 1 Email Re-Letter, Email Acknowledging Received
- 7 Personal Contacts
- 9 In Process
- 1 Done

VEHICLES

- 1 New Complaint Re-Van on Right of Way, Determined Not Valid, PC Contacted Complainant
- 1 Personal Contact Re- Cargo Trailer & Pickup
- 2 In Process
- 5 Done – Cargo Trailer, Boat, RV, Tent Trailer, Motor Bike

OTHER

- 1 NV for Unkempt House Email Update to Complainant Re-Unkempt House
- 1 NV for Trailers and Nuisance/Noxious, Received Response, PC Contact
- 4 In Process
- 1 Done – Drainage Pipe on Adjacent Property

CONSTRUCTION

- Approved
- 1 New Siding
- 3 New Homes
- 1 Reside/Repaint
- 1 Replace Steps
- 1 Driveway/Sidewalk/Patio

- 1 Repaint
- 1 Fence, Replace Steps and Extend Porch Roof over Steps.
- 4 Personal Contacts – Regarding New Home Blocking View, Height Variance, Notify Fire Dept. Fire Hydrant Inside New Fence, Lincoln County Planning Re-Fence Height and Setbacks, Discuss Wind Generator
- 47 In Process
- 10 Done – House, Septic, Reside/Paint, Garage, Paint Houses, Enclose Deck, Roof, Fence, Roof/Reside, Paint

PERMITS

- 1 Boat Approved
- 1 RV Approved

NOXIOUS WEEDS

- 1 New Complaint
- 1 NV

- 2 NF
- 1 Thank You Letter to New Lot Owner
- 3 Personal Contacts
- 5 In Process
- 15 Done (PC Cut 5 and Paid for 1) Final Report on Canvassing 141 NV Sent for 154 Properties
- 16 NF
- \$400 Fine Recommendation

MSP unanimously to accept the Planning Committee's recommendation to fine the violating member \$400 for Scotch Broom.

Bayshore Road District Agenda for September 20, 2018

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

Minutes for August 9, 2018

Attendance:

- Glen Morris-Chairman
- Dick Meloy-Treasurer
- Lee Davis-Secretary (via phone conference)

The meeting was called to order and the minutes approved.

Public Comment: None

Old Business:

The Treasurer's Report, dated July 31, 2018, was presented with a balance of \$38,740.

Correspondence: None

Bills: none

New Business:

As needed, gravel will be put on sides of roads to prevent road edges from crumpling.

The Wave

Your social connection to fun.

August 2018

FROM YOUR SOCIAL COMMITTEE

Hello Bayshore Neighbors!

Summer is winding down, and you know what that means. The Halloween Bash is just around the corner. This SPOOKTACULAR event will be held on Saturday, October 27th. Your Social Committee will be your host; and you can come as yourself, a zombie, or ghost (or anything you'd like). More information on this event will be in the September issue of the Breeze and also on Bayshore Beat. Invites will be emailed mid September.

The transition of the Wave to the Breeze is a work in progress. For those of you who are not familiar with the Wave, it's your Social Committee's newsletter and your connection to FUN. It will now be included in the Breeze. In this section you will find updates on social committee events and fun photos just to name a few. We are collaborating with Bob Mowrer and hoping to have it up and running soon.

Have you heard of BAYSHORE BEAT? It's the Facebook group for Bayshore Beach Club members and long-term renters of Bayshore. Join today and stay in touch with your Bayshore neighbors, find out the latest on Social Committee events, and be the first to see/post community and emergency alerts. In addition, you can post funnies, photos, announcements (missing pet, garage sale, lost & found, etc). If you see any suspicious activity or threatening wildlife in Bayshore, you can post a BOLO (Be on the Lookout) here! See you on the Beat!

For all of you September Babies, HAPPY BIRTHDAY! May your special day be filled with lots of love, happiness, and FUN? Till the next time, Bayshore Neighbors, turn those footprints in the sand into memories, forget your watches, and plan by the tides. Enjoy more photos of the Meet & Greet and see you soon!

Your Social Committee
Rose Bradshaw, Deb White, Paula Brubaker
and Jim Davis (Board Liaison)

BayshoreFUN@peak.org.
505-269-7917 (call/text)



Trees vs Views: Bayshore Beach Club vs Hawkings Heights

Bob Mowrer

At the turn of the millennium, tree height and view obstructions were not well defined for enforcement. The phrase *preventing the obstruction of views* was not in Article II quoted below.

Tree height was referenced in the Article II of the Covenants and Restrictions as follows.

Covenants and Restrictions Article II.

Trees, Shrubbery and Planting. No trees, hedges, shrubbery or plantings of any kind whatsoever in excess of six feet in height shall be placed, planted or maintained on any of the said property, nor shall any such tree, hedge, shrub or planting be allowed to grow in excess of such height, without written permission of the Planning Committee: Provided that nothing in this covenant shall be deemed to apply to the original natural trees, shrubbery and growth in their original location upon the said property.

Bayshore's Guidelines for Determination were authored to create a document that used clear and concise language. Below, the updated Guidelines for Determination, from April 18, 2009, clearly define when a neighbor's trees, plants or shrubs must be trimmed.

Trees and Plantings

Trees, plants and shrubs may be limited to heights that preserve and restore views from other properties within Bayshore. If a member files a complaint about plantings that

impair the view or deny sunlight to his property, the complaint will be investigated. If deemed valid, the owner of any tree, plant or shrub in excess of 6 feet high will be required to remedy the situation to restore/preserve the view, and maintain the remedy in the future. This does not apply to original natural trees, shrubbery, and growth in their original locations as determined by the aerial photographs on file in Bayshore office.



A restriction can not be effectively enforced without a clear definition as stated above. Nor can it be enforced without a stated resolution process. Bayshore created the guidelines and resolution process in



the last 10-12 years and is able to resolve tree height issues.

If Hawkings Heights residents with views had language similar to Bayshore's Guidelines for Determination and a resolution process in place, their issue might have been resolved without legal action against their neighbors. (see July's Breeze)

Members should thank prior Directors and Planning Committee members who spent many years creating a system that works and is fair.



We Love Our Members!

August 18, 2018 BOD Minutes Summary

MEMBER COMMENTS

Member Robin Adcock addressed the Board regarding the possibility of holding an art faire at the Clubhouse. She stated that they did so in the early 2000s and that it was run by the Bayshore Women's Club, who paid Bayshore a \$100 fee. A discussion followed in which it was brought up that product can not be sold at a Bayshore event as per the governing documents. May have to check with the attorney to be certain. It was asked if it could be sponsored by the Social Committee, but there would still be problems with the financial aspect of selling product. More discussion followed in which it was stated that if it was sponsored by a non-profit organization and sales were allowed, then all proceeds should go to the non-profit. The Board requested that those interested in holding the art faire come back to the Board with a written proposal for the Board to present to the attorney for a legal opinion

FINANCIALS

July 31, 2018

Gerald F Musial

Operating fund balance is \$365,923.69. This balance is before any transfers to long term reserves from June 30, 2018.

Long Term reserve fund balance is \$104,421.16.

Accounts receivable balance is \$32,315.06. This includes 5 accounts that are currently in collection and 4 accounts that are ready to go to collection. Late fees and interest have been charged to all past due accounts as of July 31, 2018.

Current Liabilities including accounts payable and payroll related items total \$6,136.49.

Donations are running below budget and below prior years. All

other income is currently on budget.

The pool repairs are over budget by \$1,274.97. This resulted from the repair of a water leak. All other expenses are within budget.

It was also noted that the amount collected from fees for pool use by short-term renters is down from last year. The financial reports for July 2018 were accepted as submitted.

Proposed Change to Policies and Procedures.

The Planning Committee recommended the following addition to Policies and Procedures.

Current property owners are not responsible for violations committed by previous owners. If current property owners make changes or improvements, they must be up to current (county) code.

This was passed to the Policies and Procedures Committee for study and possible rewording.

Mary Lou Morris suggested that it also be included in the Guidelines for Determination.

UNFINISHED BUSINESS

Further consideration of RV parking in east parking lot.

President Blecher announced that the Board will listen to comments from members but will make no decision at today's meeting.

Members Carl and Donna Andry, Hollis and Elaine Ferguson, and Jim Oreskovich all stated their strong objections and voiced their several concerns. Member Norman Fernandes stated that this would require a change to the C&Rs. It was also pointed out that as per the governing documents, overnight parking of RVs is prohibited in all of Bayshore, except when permitted for loading and unloading only. Member Mary Lou Morris asked who would monitor the

program and make sure any and all rules would be followed. A discussion followed. There will be more follow up next month.¹

NEW BUSINESS

Consider donation of lot to Bayshore

President Blecher explained that a member had approached Bayshore who was possibly interested in donating his lot to Bayshore because it was determined that it would be too expensive for the member to build on the lot. President Blecher stated that this was now a moot point, as the member is now trying to sell the lot. This will be brought back to the Board if the member decides to donate the lot.

Executive Session

The Board adjourned to Executive Session at 1:53 pm to discuss bonuses for the pool attendants.

Board reconvened at 1:57 pm.

MSP unanimously to give the two first-year attendants, Jenny Lamb and Vicki Duncan, a net bonus of \$75.00 each, and attendant John Gregory a net bonus of \$100.00.

Meeting was adjourned at 2:00 PM

¹ As an observer of this discussion, I was impressed by the decorum of the discussion. Members asked questions and expressed concerns in a polite and respectful manner. Board members answered questions in the same manner. I believe members and directors both listened and learned.

The RV parking in east parking lot was explained in detail at the July BOD meeting and in the July Breeze allowing members to prepare questions and concerns for the July meeting.

Bob Mowrer