

Alternate Breeze November 2019

Bob Mowrer

My layout program *InDesign*, would not save the November Breeze as a PDF preventing distribution via e-mail as usual. I took the meat of the November issue and did the Breeze in Word which starts on page 2.

As a fulltime resident Leslie O'Donnell has the opportunity to meet and network with members that want to assist with the Breeze. I encourage members to consider helping Leslie with the Breeze. I hope the new Breeze will be better than the old Breeze!

I would encourage you to contact Leslie if you have an interesting in being part of the new Breeze team. Please read her articles on pages 3-4 and connect with her if you want to participate or ask questions.

Contact Leslie at zoenh@comcast.net or leave a message at the Bayshore Beach Club office.

What Did I Learn Over the Last 19 Years as a Bayshore Member?

Bob Mowrer

Bayshore has grown up as an HOA due to several members and directors who took the time to learn about our HOA's Covenants and Restrictions and other Bayshore Beach Club documents.

And in doing so, they brought many improvements to our HOA that was not taking care of their assets nor providing needed leadership. These devoted members made incremental changes that set the stage for the next steps.

Bayshore Beach Club is a very different HOA than when I joined in 2000. It took me two years to realize what a HOA did and its rules of governance. I do not believe I was alone in my ignorance of HOAs.

Slowly, directors were elected who wanted to make sure the clubhouse and other Bayshore assets were being maintained. Directors were hampered by Bayshore's Covenants and Restrictions (C&Rs). Nearly 50 years old, often they were not useful in providing answers to directors dealing with maintenance and providing service to members.

Members, who wanted Bayshore's physical assets maintained and HOA services provided to members as defined in the C&Rs, elected directors who supported a HOA that provides the services, maintenance and improvement of physical assets enumerated in the C&Rs. The focus on assets and service did not happen quickly but the transformation began.

Documents were created that would provide clear direction for directors and committees based on the C&Rs but using language that was easier to understand and modify. Fortunately, a Bayshore director (a retired lawyer) authored a supplement to our C&Rs that provided directions for administration and preservation our resources, providing clear and fair rules for the Planning Committee, and much more.

These new documents could be modified only after a committee affirmed the changes did not violate the C&Rs, and created the language needed for BOD approval of the new material. This process played out over a decade as rules and violations and penalties were added, subtracted, and modified to establish a fair and equitable process.

The documents created to supplement our C&Rs have been changed to meet an evolving Bayshore Beach Club. Director duties and responsibilities are now clearly defined as well as those for all Bayshore committees. Approaching 2020 most committees are active and functioning at a high level.

Some Interesting History

The early minutes (~2001-2005) made available on Bayshore's web site reflected that a lot of attention was focused on how to run a meeting rather than managing Bayshore Beach Club. The web site was created by my predecessor. Some Presidents spent more time making sure Robert's

Rules of Order were used than attending to Bayshore's physical assets. These early minutes reflect no process for assessing our physical assets and identifying repair/maintenance projects.

Not spending money appeared to be an important role for these BODs. And the minutes reflect how inactive the directors were in managing Bayshore's assets and providing members the services defined in the C&Rs. These early minutes also reflect several years of contention between the Planning Committee (PC) and some presidents.

The PC would order a halt of work when the contractor was not following the Bayshore' codes. However, some Presidents would not permit the PC to enforce Bayshore's rules regarding construction. Frustrated PC members would quit the committee when their attempts to enforce the building guidelines were stymied.

We should celebrate the BOD we now have and keep in mind all the directors and committee members that built the system that is Bayshore Beach Club.

Are We Losing Our History? **Bob Mowrer**

I am disappointed that we have lost our history as told by the BOD minutes. These records tell the story of our BOD's work month by month. When I took over of the web page, there were fewer than five years of minutes available on line. And, during the next five years, two presidents limited access of members to the minutes. They were available from Bayshore's web site, but few members had computers that could access the Bayshore web page.

Two different presidents limited access to the Bayshore minutes. One required a member to read the minutes in the office and not take a copy with them. The other required a member to pay for a copy. Bayshore Beach Club 2000-2005 was very different from Bayshore Beach Club 2015-2020.

I ask the directors to consider restoring access to the minutes on our web site. Access to the minutes for the last 20 years provides a very complete story of how Bayshore Beach Club became the quality HOA it is today in spite of some presidents and directors who failed to perform their duties.

Welcome New Breeze Publisher **Changes in the Breeze** **By Leslie O'Donnell**

Bob Mowrer is ending his outstanding tenure as Breeze publisher with this edition, and I will be taking over as editor/publisher starting with the January edition.

And after 15 years of snow and ice in northern New England, I'm happy to be back home.

I bring years of reporting and editing experience as well as a deep-seated love for the Oregon Coast, particularly south Lincoln County.

I first moved to Seal Rock in 1972 and returned in 1985, when I became features editor at the Newport News-Times. I was managing editor of the News-Times from 1990 to 2004, until my husband, Mike, and I moved to New Hampshire. I have two married sons and two grandsons.

Tired of the ice storms and the high taxes, we decided to return to our roots in Oregon and found our full-time home in Bayshore in September of this year, which we share with two cats and a dog. And we love it.

I'd like to hear what you would enjoy reading in your newsletter. Suggestions are encouraged. You're welcome to reach me at zoenh@comcast.net. If you don't use a computer, you can bring

your items to the Bayshore Beach Club office and leave them for me there. I look forward to hearing from you. This is your newsletter, and we'd like it to be something you want to read.

Meanwhile, do you like to cook? Do you make special holiday or seasonal treats? Do you enjoy using coastal foods?

Acting on a suggestion already received, the Breeze invites Bayshore residents to send in a favorite recipe, along with a paragraph or two about their selection. With Valentine's Day coming up in February, a dessert – it need not be fancy – would be a great way to start off what we hope to make into a monthly column, "From Our Coastal Kitchens." One recipe will be chosen each month.

Please send your recipe to me at zoenh@comcast.net or leave a copy at the Bayshore Beach Club office.

Are you thinking about volunteering for Bayshore? According to the 2019-20 Planning Calendar, the Bayshore Beach Club budget committee is appointed by the Board of Directors in January of each year.

Currently, Mary Lou Morris is chair, and members are Mel Blecher and Norman Fernandes. Ex officio members are Bayshore secretary-treasurer Kathi Loughman, accountant Jerry Musial and facilities manager Bob Tunison.

Blecher, however, has resigned from the Board of Directors, and that Board will appoint one of its members to fill his seat.

The committee, according to Bayshore's Policies and Procedures Manual, consists of three or more members in good standing.

According to the manual, budget committee members should have knowledge of accounting, purchasing, construction costs and fiscal responsibility and should be able to analyze financial documents.

"The Budget Committee is responsible for looking at the budget for the current financial year and making a recommendation to the Board for the next year," Morris explained.

Members are expected to contribute two to four hours of time per month. The committee works closely with the secretary-treasurer, accountant and facilities manager, and provides assistance in purchasing and inspection of contracted work.

The committee also meets as needed to review financial information and create long-range planning documents. Meetings are generally held February through May.

The committee is to send a draft budget to the Board of Directors in April; the budget draft goes to the annual membership meeting in May. Morris said the Board usually approves the budget at its June meeting.

Anyone interested in serving on the budget committee should contact Mary Lou Morris through the Bayshore office, 1-541-563-3040. The Board of Directors makes all appointments.

The Wave

Your social connection to fun. November 2018

Hello Bayshore Neighbors!

The month of October has come and gone, but not without another evening of FUN and laughter. Thanks to all that joined us for the Halloween Bash on Saturday, October 26th. We had such an amazing turnout with over 60 members and guests. Many of you came in costume and brought in ghoulish edibles. Carol Cassidy and Michael Capozziello won Best Costume. Neda Saeipoor won Best Eerie Dish. Congratulations! Look for the photos of the winners elsewhere in this Breeze edition. Thanks, all of you, for the delicious and creepy dishes and for all of the creative neighbors that entered both contests. We think that EVERYONE was a winner!

No event is successful without volunteers. We were fortunate to have such dedicated and enthusiastic members who stepped up to help make the Halloween Bash an event to remember. We emailed a thank you letter on October 31st to all of you.

The Social Committee regretfully announces the resignation of member Paula Brubaker, effective January 1, 2020. Paula has tirelessly given her time and devotion for two years. We are sad to see Paula go, but we are grateful for the time and effort she gave to the Committee and to the Bayshore Community. The Social Committee wishes Paula well in all her future endeavors.

Come wish Paula well at your next event, the Holiday Celebration, on Saturday, December 14th. Your Social Committee will provide the turkey and beverages—BYOB. The party will commence at 4:00pm when you will have the opportunity for free commemorative photos. Dinner is planned from 5:00pm-6:30pm, followed by the white elephant gift exchange. Members interested in participating in the gift exchange are asked to bring a wrapped gift (no alcohol please), not to exceed \$15 in value. It's guaranteed to be a HO HO HO lot of FUN.

For all of you celebrating a birthday in December & January, HAPPY BIRTHDAY! We hope your day brings you lots of fun, laughter, and all the joy your birthday can bring.

As the year comes to an end and many holidays fall upon us, it's a great time to reflect on our blessings. From us to you, may the holiday season be filled with peace, happiness, and lots of ocean treasures.

Your Social Committee,

Rose Bradshaw, Paula Brubaker, Jim Davis, and Kerry Terrel

BayshoreFUN@peak.org.

505-269-7917 (call/text)

A Bit Of Bayshore History

Statement of Position on Coordination Planning with County Government

Irwin Elder, Chairman, Bayshore Road District

February 14, 1978

Purpose--to maintain roads in Bayshore development to the extent they are usable and of maximum benefit to the area.

The budget of a special Oregon Road District is based on the maximum of $\frac{1}{4}$ of 1 percent of assessed valuation. The assessed valuation of Bayshore was \$7,299,000 in the fiscal year 1976-77. This would raise \$18,000 for road maintenance. We have had a carry-over of \$3,700, so our budget is above \$20,000 for the 1977-78 fiscal year.

Activities of special road districts are restricted to road building and maintenance of roads. We have resurfaced some and patched other areas. Most of our work has been getting the North-South roads into usable condition and hoping to get other arterials surfaced to the extent the base will not be lost.

Bayshore Road District is officially only two years of age. Bayshore Estates was created in 1963 by an organization known as Wendell West. The area was mostly sand dunes and semi-forested. The developers leveled the area, dug a canal, built about nine miles of roadways, installed a water system and electrical system, play areas (tennis courts, volleyball, swings, golf putting area), a beach club, and then as finances waned and receipts disappeared, they turned the development over to Bayshore Beach Club, a non-profit corporation formed for that purpose. This turnover occurred October 6, 1966.

Responsibility for road maintenance and repair became a major problem as original construction proceeded to deteriorate. The only source of funds available to the Beach Club were lot assessments and these proved to be inadequate. A petition signed by 15% of the lot owners set in motion the organization of a special road district, and on July 25, 1975, the County Commissioners ordered the formation of Bayshore Road District.

Future plans are very much dependent on finances available. At the date of formation of the district, the founders projected a nine-year program. At the present writing, there has been more building than anticipate. There also has been more road deterioration through heavy traffic, so future plans depend on how assessed valuations increase to allow the collection of tax money. There are slightly more than 1,000 lots in Bayshore Estates.

There are 100 houses completed at Bayshore, plus a Beach Club and Bayshore Motel and Condominiums. There are about ten houses under construction and quite a number planned for the near future.

The Bayshore Road District has no set By-Laws but must abide by State of Oregon laws pertaining to special districts.

Bayshore Road District desires to cooperate with and enter into an agreement with Lincoln County in any planning related to road maintenance and development.