

Thursday
April 1, 2021

Bayshore Breeze

Issue #3

Written and Edited by the BOD

BAYSHORE SPECIAL ROAD DISTRICT
Meeting Minutes for March 19, 2021 @1pm

Attendance:

Paul Wellington-Chairman
Tim Malone-Treasurer
Dennis Engeldorf-Secretary

The meeting was called to order and the minutes for the February 12, 2021 meeting were approved.

OLD BUSINESS:

Paul contacted a Bayshore resident concerning the speed buttons on Parker. The resident was informed the buttons will be removed.

Paul contacted a Bayshore resident concerning moving mail boxes. She was told that they could be moved at her expense.

The insurance security bond was checked and found to be at \$250,000, which was considered adequate.

Tim Malone is the primary person dealing with the FEMA application process. It is a work in progress.

Tim presented an invoice for approval to pay. The invoice was for \$97.50 payable to Darrin Goodrick for work projects done. Payment was approved.

NEW BUSINESS

It was discussed and approved to add gravel to the road edge at Oceania and Cunard to level the edge and protect the road edge. This is a Bayshore public parking area and the edge of the road needs to be protected. Tim will contact Darrin Goodrick to do the project.

Dennis will contact the Seal Rock Water Department to request notification of any future work requiring road disruption. This will allow communication with Bayshore residents as to what's going on.

Sand issues on Oceania:

Paul will contact Gary from Tri-Ag to discuss sand removal. It was discussed and decided sand removal would be to the edge of the pavement.

A meeting with Rob Weinert of Road And Driveway is scheduled for March 23 to assess Bayshore Loop road condition. This will help to educate us on what to look for in road condition and design. We will also get an estimate of cost to repave. This will allow the Road Board to estimate a budget for next year.

Tim is preparing the LB50 budget form to send to the State showing the projected budget for next year.

An April meeting is being set up with Lloyd Kinion to see what we can do about speeding in Bayshore.

The next Road Board meeting is set for April 16, 2021 at 1PM at the Bayshore Club house.

With no additional business, the meeting was adjourned.

Division 1 - President Mark Cook

There are many duties and responsibilities expected of a person that is on the board of directors. One of these responsibilities is to develop long-term plans, goals, priorities, objectives and timelines.

Board members are expected to place the interest of the community above their personal interest and those of other individuals or groups and make rational decisions based on the needs of the community. How is this accomplished?

For me it is from observation, feedback from the HOA members and using the founding documents of the Bayshore HOA to help inform the decisions that I have made.

In January the office manager and planning committee were replaced, there were glaring issues that needed to be confronted and mitigated within our HOA immediately and this was the result of what action needed to take place. Board members, employees, and members of Bayshore committees are expected to be honest and professional. The removal of the people affected was not taken lightly but was necessary for the betterment of the HOA.

Another change occurring shortly will be the beautification of the clubhouse and the grounds surrounding the clubhouse. This is a focal point and Gem of the Bayshore HOA and should be treated as such. Behind the clubhouse at some point maybe a Covered gazebo, fire pit And all weather picnic tables for members?

The Bayshore Beach Clubs Governing documents need modernization and more clarity. This has been addressed and an amended And restated governing documents contract proposal has been accepted from the firm of Vial Fotheringham. The process for this will take place over the coming year. Within this process meetings with owners for questions and answers will take place. The expected timeline for this task will be May 2022.

The issue of STR's within our HOA Is currently being addressed. This will take time and will not be solved in a short amount of time. Is there a solution to this issue? Time will tell. Many factors will be looked at such as the livability, peace, health, comfort, safety, and general welfare of the Bayshore beach club members. I would like to encourage members to serve on committees for the betterment of the HOA and making this place a great place to live

Special thanks to the Nominating Committee

I know it has been a bit unusual this time, but the board would like to thank you for your service on this important committee.

Pat Gagnon = plg1683@hotmail.com
Joanne Herrera = jherrera@ymail.com

We need more volunteers

Board of Directors

We would like to have more members volunteer for these committees:

Policy and Procedures

Safety Committee

Planning Committee

Communications Committee

Budget Committee

It's a good thing to support our HOA.

FYI - Lincoln County Board of Commissioners

<https://www.co.lincoln.or.us/board/page/short-term-rental-str-licensing-2021-workshops>

STR Workshop April 7, 2021

Pool Usage

The BOD has passed a motion to at the last board meeting to eliminate non-members use of the pool.

It is very Apparent that the use of all of Bayshore beach clubs' facilities, is for the use and benefit of its members under our articles of incorporation.

All membership cards and club privileges will stay the same.

Covid Vaccine Sign ups are available:

<https://www.co.lincoln.or.us/hhs/page/covid-19-vaccination-clinics>

Division 2 - Don Patterson



Don L. Patterson, Division 2 (written March 22, 2021)
3 long term plans for Bayshore.

1) Many in Division 2 are concerned about the tree height that blocks our view of the Pacific. This problem has gone on for many years. As those trees continue to grow, our loss of ocean view worsens. We pay taxes for an ocean view that diminishes year by year. The loss of view is partially caused by the public trees located on east and west sides of 101. However, a great deal of the loss is caused by Bayshore homes close to 101. Many of these trees are not the original trees that are protected. I have discussed this with the former planning committee, who agreed that the trees could be removed. They told us the complaint we filed was not sufficient; we had to file an individual complaint against every homeowner. We know firsthand how expensive it is to cut a tree, as we removed a tree shortly after we moved into Bayshore. My goal is to bring an amicable resolution to the tree height problem for all parties concerned (on both sides of Bayshore). There must be a peaceful, long term solution.

2) I discussed turning the vacant lot across from the Bayshore Beach Club House into an attractive community space, such as a low maintenance garden with a large gazebo for year-round use by all HOA members and their guests. I also sent out photo examples over the past year (2020). This has been done at other locations up and down the coast. I believe it would give Bayshore members a location to meet and socialize when the club house is closed and the pandemic has ceased to be a problem.

3) I started to investigate available grant monies to turn the Bayshore Club into a "green" building using a solar panel system that blends into our coastal environment. This power could be used for consistent ground lighting for the above-mentioned gazebo and garden area as well as around the Club House; the lighting would be consistent with the CC&Rs, of course. The ground lights could provide ample lighting for night walks with friends and pets. This would also contribute to the safety of those walking at night with auto and bike traffic.

Goals for the Bayshore HOA in 2021.

- 1) Concentrate on developing and increasing our homeowner's participation without increasing HOA dues. With the slow closure to the COVID-19 pandemic, it is important that we bring back our social engagements of the past with a renewed energy. We desperately need to again become a friendly and caring community. We all need a bit more from Rose.
- 2) To create an "I-am-here registry" for permanent, part time, seasonal, or those renting short and long-term rentals in the case of a fire, earthquake, tsunami or any disaster that might occur. We need to know how many people are Bayshore and where they are in case of an emergency.

Priorities for the Bayshore HOA in 2021.

- 1) I would like to see a new and more effective way of processing complaints. The Planning Committee is over worked and should not have to deal with minor complaints but should focus more on architectural issues. Unlike Newport and Lincoln City we have no police force or security in Bayshore other than the Lincoln County Sheriff's Office. Too many times this has been a weak solution in the summer and during the height of tourist season.
- 2) In 2021 we need to fill our HOA Committees and Board of Directors with those that will follow through with their commitments, obligations and promises to serve and contribute to the betterment of Bayshore and not their own personal goals.

Conflict of Interest.

Recently, my wife and I have been accused of having a conflict of interest because we have a long-term rental attached to our home. Everyone that knows us or lives in Division 2 are very well aware that I have a full apartment on the lower floor of my house with private deck and separate entrances. I would like to add facts below with more detail.

- 1) Our rental is aimed only at medical professionals. As you know, our local medical facilities are having a difficult time attracting people because they have no place to live, which is partially due to the influx of short-term rentals. My apartment rental is aimed only at medical professionals working on the coast for 6 month(s) to 1-year terms.
- 2) Our rental listing states that we have a **90-day(s) minimum lease. The minimum is 90** days because that is the general length of contract for medical caregivers.
- 3) The Bayshore Beach Club facilities are not advertised as a part of our listing. We advertise Waldport. We do not promote pool or clubhouse in our ad on VRBO.
- 4) Most importantly, we LIVE in our home 24/7, 365 days a year. We do not just rent an apartment, we share our home. But more importantly, our tenants are not just part of our home; they are part of our neighborhood.
- 5) If any of you think that my judgment is suspect because of the apartment, let me know right away. Bayshore is my home, and I want to be clear-eyed when making decisions. I will gladly withdraw from voting if you think a conflict exists.

Good faith gesture to unite Bayshore and begin healing the divisiveness

Kathi Lenz

The BOD would like to ask members to voluntarily take down the signs from both 15 Neighborhoods and Via Oregon.

Both signs are in violation of our Articles of Incorporation Article III Paragraph 5 which reads "To regulate and/or prohibit the erection, posting, pasting or displaying upon any of said property of billboards and/or signs of all kinds and character; and to remove and/or destroy any such billboards or signs erected or maintained upon said property without the authority of said corporation as provided in such restrictions, conditions and covenants as may affect said property or any portion thereof."

I have already removed my sign. I hope to see the rest of the Bayshore Membership do so voluntarily.

Update on Bayshore Email issue

Rose Bradshaw

As many of you already know, there are issues with the email distribution list. The Bayshore office is currently using MS Exchange, which is outdated (at least 20 years) and is not ideal for managing a high volume of outgoing emails. Currently, only 500 emails can be distributed at one time. Hence, the reason that some of you have not been receiving emails or why changes to email addresses are not updated. In efforts to improve email communication our IT contractor will be collaborating with Peak Internet Customer Support to get our email system updated with IMAP (Internet Message Access Protocol).

We apologize for any inconvenience this issue may have caused and hope to get the email system correctly running this week. Thank you for your patience.

Final Comments.

I try to routinely keep in contact with Division 2 neighbors every 3 to 4 weeks. I go door to door wearing 2 masks while maintaining 6 feet distance due to the COVID-19 pandemic. If you are not home, I always leave some form of document taped where it can be easily seen, retrieved and read. Almost all members of Division 2 have my personal e-mail, Bayshore@currently.com. I care about my neighbors. I listen to their concerns beyond just being on the Board. We notify each other when there is a problem with issues such as wild animals, potential termite infestation on vacant lots, smoke, late night lights, or tree growth. We listen and talk to each other without vitriol or argument.

I did not get support to do the history of Bayshore on video (DVD, Blu-ray Disc or 4K). My goal at that time was to collect stories from those that have stories to tell, adding photos, film or video. Unfortunately, there appears to be no interest in Bayshore to make that happen. I had hoped that the final product would have brought Bayshore closer together; I would have donated my time, equipment, expertise and personal expense. I look forward to the pool opening and Rose's parties. If you want the pool to open in May, contact the clubhouse.

Final Observations.

We need to listen to each other. Listen. Understand that everyone has an opinion and perhaps we should open our minds to the possibility that those we disagree with might be correct. At the March 20, 2021, I listened intently to my fellow-board members. But a common observation from people in my division was that many people showed no concern for the Board business and tried to disrupt the proceedings of the Board. It seemed that those disruptive people had no interest in the Board business. I was concerned about the number of people who appeared to have no interest in Board business and seemed to only want to distract members from the issues at hand with their histrionics.

Division 3: Zoning: Residential - Commercial/Tourist Lots Shelly Woodke

Hello Bayshore, from Division 3

FINANCIALS:

Jerry Musial presented a review of the February financial report. In the Profit & Loss Budget vs. Actual, July 2020 through February 2021, page 1 regarding Ordinary Income/Expenses, it notes that all Bayshore property owners pay the same amount of dues to the HOA, \$240.00 per year which totals \$243,600.00 income. Additional miscellaneous income comes from Boat & RV permits, donations, refunds, interest and late fees/dues, lien fee reimbursement, pool passes, diaper sales, and transfer fees.

To answer the question "Do STRs pay additional HOA dues? Business Licensed Short Term Rental owners do not pay any additional dues or fees to the Bayshore HOA.. All property owners pay the same amount of \$240.00 per year.

LIENS:

The new Planning Committee has researched liens. We found no Lien Log, so we asked several people and, as far as we can determine, such a log has never been created or existed within the Bayshore office. A Lien Log is now being created as per CC&Rs and P&Ps. There are three ways to gather this information and once gathered, we will address each one.

- (1) Ask the Office Administrator and the CPA if there is a Lien Log
- (2) Contact Lincoln County Clerk's office website
- (3) Ask property owners to email baybeach@peak.org, so that we can discuss and review

WEBSITE:

I worked on researching and creating the new Bayshore website, which provided me an opportunity to give back to Bayshore members. I hope it is something we can call our own, that is user friendly, secure, easy to use, and cost effective. I presented at the February Board meeting and it was approved at the March Board meeting. I feel very humbled and grateful that it was approved. <http://www.Bayshorebeachclubinc.com>

PLANNING COMMITTEE: (Attached are the PC minutes for the BOD)

This is the third month the new Planning Committee has been together. Since the March meeting, we have requested the Office Administrator, Rose Bradshaw, to gather any binders, folders, paperwork regarding the Planning Committee.

April Goal: Electronic scanning to archive of all the Planning Committee's binders and paperwork. We have met many members and it has been an honor!

STATEMENT: (Attached is the statement for the BOD)

January 26th: The Planning Committee's first meeting received training from a past PC volunteer who assisted with our questions.

February 2nd to current date: through the committee's research and discovery, several misfiled complaints were found in construction files, and a stack of recycled file folders was found on the front lobby table, some still with member's confidential paperwork

inside. Binder logs were not stored together, have gaps of information, are in poor condition, and paperwork not filed or in binders.

March 9th: Facility Manager, Bob Tunison requested a meeting with Mark Cook, President, and me, the PC Liaison, regarding the Planning Committee materials that need to be gathered and stored away in a secure location.

March 20th: The PC has decided to have their doors open to the Board so Board members may observe new processes, changes, and transparency per COVID regulations and the Facility Manager's guidelines.

FORMS:

The Planning Committee's updated forms were presented at the February BOD meeting and again at the March BOD meeting. This included the old and new Planning Committee forms. What prompted the need for updated forms was that members were calling in with questions on how to fill out the forms, where to start on their home construction or projects, and from whom to gather this information. We also recently received phone calls from out-of-state individuals, asking about height variances, lot sizes, and what our C&Rs mean, and whether Bayshore falls under Lincoln County Building Codes and Permits. It is important to note that if a Lincoln County form shows (preliminary) approval, it may not be a permit. Please read the entire document to determine if it is a valid permit. The Planning Committee works with all property owners and the many departments within our great state of Oregon, Lincoln County, and the City of Waldport.

OLD BUS STOP & 3-way stop mailbox temporary relocation:

Concern was expressed about the safety of the old bus stop and it was requested to tear it down. Our Facility Manager, Bob Tunison, did a wonderful job explaining the condition, and costs for this project. The BOD voted to remove the old bus stop due to safety and condition reasons.

The changes to the mailbox at 3-way stop were postponed and will possibly occur next month. There may be a temporary relocation for safety reasons. Ultimately, the mailboxes were not discussed.

READER BOARD:

Our members asked if the H.O.A. would discuss the reader board again. A motion regarding this did not pass. The focus is to follow the Articles of Incorporation, By-Laws and C&Rs for any changes to the reader board.

FEBRUARY 2021 GOALS

Division Board and Planning Committee Liaison

❖ Long term plan:

- H.O.A. Website: Create a new, more user-friendly website
- Planning Committee Forms: Update and revise for member ease of use
- Create a directory of Planning Committee documents
- Electronically scan Planning Committee documents to an archive
- Create a greenbelt buffer between the two houses and the large club parking lot

❖ Goals:

- Create easy-to-navigate website for the H.O.A.: new website approved (3/20 BOD meeting)
- Revise/update Planning Committee forms - PC Forms approved (3/20 BOD meeting)

❖ Objectives: Gather all Planning Committee paperwork and binders

- How to improve operations and efficiency

❖ Priorities:

- Review the PC Committee's compliance as stated in the C&Rs and Statutes

Conflict of Interest Declaration

- ❖ To do business in Oregon, you are required to apply to the state of Oregon at www.oregon.gov

I do not have an Oregon Business License or a Contractor License.

I do not have an Oregon Realtor License. You may contact the Lincoln County Realtor Board to check.

Division 4 - Tom Hurt

As I have written before, we purchased our home in Bayshore in the winter of 2014 and moved here permanently in the late fall of 2017. We enjoy this community and look forward to building relationships. This last year has made it difficult to work towards fulfilling that part of our expectations in Bayshore.

Our Board President has asked us to write about a few topics as a Board member. We were asked to write about our Goals, Priorities, thoughts on a Long Term Plan and to state any Conflict of Interest. My responses will be brief as I didn't have a particular "issue" that has motivated my desire to serve our community on the Board.

Goals & Priorities: I joined the Board with the following four.

- Honesty and integrity in all I do.
- Transparency in how the Board conducts business.
- Treat others with respect and honor.
- Maintain our physical assets and use them for the best of our community. (This is present and long term)

Since joining the Board and observing the challenges that seem to spring up so easily I would add the following.

- I would like to see a "Good Neighbor Committee" (not necessarily the right name but at least an idea for one) that handles complaints, compliance and community issues instead of these all being part of the Planning Committee or given during public comments of a Board Meeting. It seems to me that there is a better way to handle the issues that come up that would set the Planning Committee free to deal with construction, which seems like what a Planning Committee should do, and allow this new committee to deal with non-planning issues. I would like to see a form of mediation established where people actually speak to each other with a third party present to help them listen well and seek to solve issues at the lowest level. I could see this as a forum for dealing with complaints against a Board member or a standing Bayshore committee as well. Unresolved issues could be taken to a larger body of this full "Good Neighbor Committee" for decision but I believe most could be solved before reaching this larger full committee.

Conflict of Interest Declaration: As far as I know I have no conflict of interest in serving on the Board. If a conflict would arise of which I am not currently aware I would clearly identify the conflict and not take part in any required voting on the topic.

Tom Hurt
Bayshore Division 4
503-312-3525
Bay4.tom@yahoo.com

Division 6 - Mark Mugnai

Objectives:

To do what I can to make sure ALL voices are heard; and that everyone feels as though their voice counts, and has a place.

Priorities:

Same as above.

Long Term Plan:

I would like to see the HOA Board adapt a more "inclusive" tone; both internally and with the non-board membership.

Goal:

Same as above.

Conflict of Interest Declaration:

My current residence is my primary residence; I do not own (or have interest in) rental properties in Bayshore or elsewhere.

This is my second time serving on this Board; I was a licensed contractor then, and am still one now. I have never (and will never) use my standing as a Board member to help enrich myself (monetarily or otherwise) in any way, shape or form.

Division 7 - Kathi Lenz

Hi Division 7 and all Members,

Goals and Objectives

My primary goal for being on the BOD is to help foster a clear set of policies and procedures. The current policies are outdated, some are in conflict with State and Federal Law.

There is a glaring lack of procedures to address things like member grievances. The way it has been dealt with in the past is to allow member comments during Board Meetings. Only rarely have member comments been addressed in any meaningful way. My goal for the next year of my 3 year term is to continue working with the P&P committee to establish some clear processes.

One process that is missing that we hope to resolve in the next few weeks is the process of sending/receiving ballots and a process for how/when the ballots will be counted and some guidance for resolving unusual situations as occurred in the 2020 election. The primary purpose of this is to ensure that the members elect their BOD. The current policy of filling empty divisions before counting the votes does a huge disservice to our members and essentially makes an election un-necessary. That needs to change in my opinion.

Priority

My priority for continued service on the BOD is to work for all members for the betterment of the HOA with honesty, open mindedness, and integrity.

Long term plans: My long term plans for the HOA include the following:

1. Establish some new services to our members.
2. Create more community events outdoors, like a tennis tournament or volleyball on the beach.
3. I'd love to see the pool be covered and opened year-round.
4. I think we need a community grievance process with mediation and problem resolution as a priority.
5. We also need a formal procedure for elections using member votes as a first priority before appointments based on division.

Conflict of interest statement:

At the last board meeting I was accused of having a conflict of interest because I "run a helpdesk out of my home". The problem with that theory is that I am a W-2 Employee and our company has zero business in Bayshore, Waldport and currently we have no Oregon based customers.

I have also been accused of holding my seat "illegally" with the false claim that I wasn't elected. I was. All one has to do is look at the July 2020 edition of the Breeze to see these two items:



Board of Directors 2020-2021

<u>Title</u>	<u>Name</u>	<u>Phone #</u>	<u>Term Expires</u>	
Division PRESIDENT	Mark Cook E-mail: cookm112@yahoo.com	509-212-3601	2021	1
VICE PRESIDENT	Michael Bradshaw E-mail: bradshaw1113@peak.org	505-269-7916	2023	3
CORP SECRETARY	Kathi Lenz E-mail: kathi.lenz.kl@gmail.com	208-871-3133	2023	7

The BOD was in an unusual position during the 2020 election cycle due to Covid-19 and the resignation of the person appointed to Division 4 to fill out the balance of the term vacated by another division 4 board member prior to the election.

I was not running as a division 4 candidate and therefore cannot be considered a replacement for the division 4 seat vacated by Hanken.

The BOD decided to use the ballots to fill an open seat 9 days after the June 20 Meeting where the board members were selected based on their division and not member votes. I believe the true question is, was the Board allowed to make the decision they made. I believe the answer is yes, they are allowed to make such decisions.

I see nothing in Oregon Code or our Governing Documents stating otherwise, nor do I see a reason why the member votes should not be honored.

The board made the decision that I was elected. I have done nothing wrong nor violated any P&Ps by thinking my terms ends in 2023. That is what I was told by the BOD and that is what the July 2020 Breeze showed. I was elected by the members.

As Corporate Secretary, I want to assure members that the votes will be counted before any winners are declared, as it should be. The P&P committee will be presenting a procedure to add to our Policies and Procedures to ensure that member votes are counted and acted upon first.

Meet the Candidates for the 2021 Board

KENN APEL

DIVISION 1

I am a full-time resident of Bayshore; my wife and I live in Division 1. My interest in serving on the Board stems from my desire to contribute actively to organizations in which I am a member. I have a history of serving on boards and committees within my work (for example, I was a department chair at several universities) and at the community at national levels. I believe that shared governance (respect, two-way listening, and equity for all) is an important principle to follow. I also believe strongly that when participation on Boards is enjoyable for all of its members, the greatest progress is made.

DWAYNE HAYDEN

DIVISION 1

I am Dwayne Hayden, and I am running for the Bayshore Board of Directors for division one. My wife and I have owned our home for 19 years. We have spent most of our vacations, holidays and weekends enjoying the beautiful Oregon coast. I've participated in helping with the Social Committee events. We are now going to make our Bayshore home our primary residence. I have volunteered to be on the Budget Committee. I would also like to contribute to the Bayshore community by using my past experience as a city councilman, planning board member, police commissioner and my years of experience working with boards of directors. Bayshore is having some growing problems and I would like to work with the people of Bayshore to be part of the solution by bringing people together for dialogue, not discourse. All viewpoints should be heard in a respectable manner. As your BOD in Division 1, I would walk the district to meet as many as I can to get your ideas for improving the community as well as any complaints you may have. I look forward to your support. Thank you.
Dwayne Hayden

JESSE PETERS

DIVISION 1

My name is Jesse Peters and I own a home with my wife and Father-in-law in Division 1. I would like to request your vote to represent the people of Division 1, as well as all owners in Bayshore. A little history, we have owned our home in Bayshore for over 5 years, and we are thankful for the time we get there whenever we can come down. We use our home as a short-term rental for a portion of the summer months to offset the cost of owning a second home at the beach and stay for varying periods throughout the winter. I am well aware of the tensions surrounding STR's in Bayshore, and as a board member I would work hard to represent the HOA in its entirety. I will work with the board to find a good working solution for each homeowner so that we can live together in harmony and enjoy the neighborhood for the place we have all grown to call home. As for me, I currently work as a professional firefighter in the Portland metro area and have retired from the Marine Corps after nearly 22 years of service. My wife and I have 3 rescue dogs and have recently become new parents to a 7-year-old little girl. As for my experience, I currently serve on 2 professional boards, both non-profits, my wife and I have built and sold a company by the way of the public market, and I have personally been in charge of training and logistics for the largest battalion in the Marine Corps. Bayshore is a beautiful area with a wide range of needs: sand removal, part-time residence, full-time residence, STR's and everything in-between. As a director I would work diligently and with integrity to represent the association over any of my own opinions; as it should be. I have an ethos of hard work, honesty, and integrity. I have held security clearances in the Marine Corps, have been decorated with the medal of valor in the fire service, and hold several degrees. My priorities are solving the STR issues for full-time residence and STR owners alike. Create a safe and equitable space at the clubhouse and pool for all residence and guests to enjoy without worry of unruly interruption or over-burdensome rules. Adhere to the rules of the HOA and streamline the goals so our meetings can be efficient, our topics handled thoughtfully, and the burden of work on all committee members lessened. There is much work to do to mend our neighborhood and its faith in our board; after all, it is all of OUR money in this HOA, and all of OUR homes in this community. With your support, I will be committed to representing all of OUR interests equally. Thank you, your neighbor, Jesse Peters.

GINA BEBEK

DIVISION 2

After both running large businesses in Portland, my husband and I decided to move to the Central Oregon Coast back in 2013. Looking for a slower pace to live our lives, we drove over the Waldport Bridge and knew this was our home. We bought a little house in Bayshore that was our home for 8 years. We enjoy so many amenities the Oregon Coast has to offer like fishing, crabbing, kayaking, boating, hiking, clamming, and photography of this beautiful area. We are both Realtors and have sold many homes in the Bayshore area to include our family and made many friends along the way. We have made Waldport our forever home. I am running for the position of Board Member for Division 2. Although we do not live in Bayshore anymore, we still have a house there that is currently a full-time rental. As a Realtor, I feel that I can add a lot to the Board and help make decisions that will benefit all in Bayshore. I feel I can be a neutral party and maintain the integrity of the Bayshore Homeowners Association. I

feel it is time to give back to my community that has given so much to us. Gina R Bebek

DON PATTERSON

DIVISION 2

We drove three thousand miles to live in Bayshore. I spent the first two years here working on our house. As the major work drew to a close, I volunteered for some of the Social Committee events, meeting other members while flipping hamburgers or working clean-up before or after events. I was appointed by the January 16, 2021 Board of Directors to serve as Division 2 director to fill Terry Pina's seat until this current election. Since I was appointed, I have walked Division 2 from door to door often, seeking the comments, suggestions, complaints, and questions from all in Division 2. I have shared these concerns in the past three issues of the Breeze and with fellow HOA directors and members. Some issues have been acted on; other issues are starting to be addressed. As a Board member, I have been transparent and honest with others. I try to dispel rumors and provide facts. Some may have not liked what they heard, but I will not mislead. Our HOA is at a crossroads. If you have watched the last few ZOOM Board of Directors meetings, you can glean some of the HOA problems. Our HOA needs to update our documents while tackling the issues that concern our members. I seek areas of agreement to build solutions. Bayshore thrives when we are a community that cares about the neighborhood and its residents. I want to help make Bayshore a community where people want to live and enjoy the beauty of the Coast and the amenities of the association. I want our amenities to enhance our quality of life, while keeping in mind that the Board is a caretaker of the HOA budget. You only need to look at the last 3 issues of the BREEZE to see what I try to represent and provide for all with Bayshore. Over the next month, I will continue to discuss issues with people within and outside of my Division. I will be brief with my personal history. In the 1970s I was a recording musician, (I still get royalty checks for my music today). In the 1980s I was an award-winning realist artist and served as the elected director of the Ohio Realist Group, a professional artist exhibiting group, for almost a decade. In the 1990s, I started a small video production company, winning national awards for my work in music video(s). I went on to work in narrative films and documentaries. My life has been about listening and working cooperatively while getting projects done.

STEVE SAGER

DIVISION 3

My name is Steve Sager, and I am a ninth-generation Oregonian and third generation Firefighter. We are proud of our own home and share it with our children and grandchild. As a full-time Firefighter, and with sons serving actively in the Armed Forces, our home has become a very important place to rest and process the trauma of our world. We have personally shared our home with other active-duty military families, veterans, nurses, paramedics, and firefighters - many of whom were here to provide direct service to the community or to provide training to local responders. In my capacity as a Paramedic and Federal Disaster Relief worker I spent much of last year directly combating Covid-19 in Oregon and around the country. What I learned from that experience is to not take life for granted, look for common ground in conflict, and be willing to work at making others feel validated and heard. I want to serve as Director for several reasons. First, I want to be a more integral part of this great community. My family loves spending time in Bayshore and we want to dedicate our time to making it even more amazing. Second, my background has allowed me the opportunity to serve on multiple local, Count, State, and National committees/task forces. I would like to bring that experience to our board of directors. Third, I would like to be part of moving our community forward. I have recently become aware of some of the conflict surrounding STRs. My goals include holding all STR owners to a high standard. I would like to foster opportunities for the community to work together for solutions to issues that are respectful and inclusive. I thank you for this opportunity and look forward to serving you.

JACQUE SMITH

DIVISION 3

Hello, my name is Jacque Smith, and I am running for the Board of Directors in Division 3. My husband Roger and I bought our home in Bayshore in the Spring of 2019 and had planned on this being a weekend home and eventually our retirement home. Six weeks later life changed in a heartbeat due to Roger's ladder accident. We spent almost a year here recuperating before he was able to return to work. We so appreciated the community support and friendship shown to us by total strangers and wanted to get more involved in our community and give back to everyone who helped us during our time of need. Roger is retiring early, and we are selling our other house in Beaverton in May so we will be fulltime permanent Coasties, yay. Before my recent retirement, I was an e-commerce financial software engineer for 15 years. Prior to going back to school to get my BS in Computer Science I was a paralegal for 20 years and was involved in some of the highest profile cases in Oregon. I believe I would be an asset to the HOA Board of Directors as I have previously served on multiple committees and boards over 15 years including president, vice president, treasurer, editor, membership, planning, fundraising, certification, education, and road captain. Why should you vote for me? I have a diverse background and am able to see the big picture and future goals while keeping the little details and how they will impact individuals and the community in the forefront. I strongly believe in inclusion and have the ability to welcome and motivate others to get involved. I adore Bayshore and Waldport and its people and I'm so happy to call this our home and I want to give back.

SHELLY WOODKE**DIVISION 3**

Hello, my husband's family arrived in Oregon by covered wagon. Grew up in Eugene, where his Grandparents neighbor shared his awesome arrowhead collection. In 2010, was a dream and goal accomplished! We are living on the Oregon Coast. Our new home was a real estate project, a foreclosure that needed a lot of work! Working with our neighbors, local companies, and contractors still to this day, awesome friends, in and around Bayshore. Proud of my husband, he served in the Army as an MP. We met in Alaska while I was employed and enjoyed a career with the Alaska State Troopers, Public Safety Headquarters - Admin Fiscal, under four Colonels, as well as other State Departments. Working with exceptional individuals. With a fondness for public service, volunteering, and working closely with local, state departments throughout the years, I have gained valuable knowledge to provide exceptional service for Bayshore, while working with Oregon Lincoln County Departments, have developed positive relationships!

To do any form of business in Oregon, one must apply at www.Oregon.gov. I am not a licensed business or contractor owner in Oregon, I do not work or earn an income in Bayshore, or the State of Oregon. I do not have a conflict of interest.

Voted in, January BOD meeting, I represent Division 3, Vice President and Planning Committee Liaison. I recognized my short opportunity to give back to our H.O.A., have heard from many members and board meetings to improve the website. When I was voted on the board, I started right in to create a new Website for Bayshore, which was approved in March BOD meeting. Members also wanted updated and revised forms for the planning committee, updated and presented in Feb and approved in the March Board Meeting. I am now working on the light situation. I need your help. I need to hear from you. Your vote counts, so I may represent Bayshore for the next 3 years. To start working together with you, one improvement at a time, towards each project for the betterment of our H.O.A. You may also find me at the Bayshore Club House volunteering Tue & Wed 9-11:30am. Stop in and say, hello. Looking forward to your support, <http://www.bayshorebeachclubinc.com>. Respectfully,

Shelly Woodke "Volunteering for you, making a difference."

CAROLYN GARDNER**DIVISION 5**

We have been homeowners in Bayshore since 1977. Now that I have less family and work responsibilities I am volunteering for the board. I love Bayshore and think that it is a special place. The homeowners in Bayshore are diverse, and I believe that all owners deserve to be heard with courtesy. As a business owner of ViewPlus Technologies I was for many years responsible for much of the day-to-day operation of our company. A long time League of Women Voters member and former president, I realize the importance of a board working together, having open discussions, and productive meetings. Above all, I would like for Bayshore to be run ethically and efficiently for the benefit of all owners.

MARVIN KIEHM**DIVISION 5**

I am Marvin Kiehm, and I am running for Division 5. Committed to Bayshore community service for all of Bayshore working with the Lincoln County Departments and Seal Rock Fire Department to install Blue 4x4 markers to identify our Fire Hydrants. Working with members with tree height trimming, refuse containments during our winter months. My background; served on an H.O.A., property management for PMSI Northwest Area and recommendation from the Mayor of Alamogordo, New Mexico for dedication to community service. Looking forward to members support and vote. Respectfully, Marvin Kiehm

NORMAN FERNANDES**DIVISION 6**

My name is Norman Fernandes, and I would like to be considered for a position on the board of directors representing Division 6. I was a member of the planning committee from 2004 to 2006, 2008 to 2009 and 2014 to 2021. I served as a member of the Board of Directors from February 2005 to April of the same year. In May of 2005 I was elected to the Board of Directors until May 2008, serving the last year as President. After taking a couple of years off, I was elected to the Board of Directors in 2010 until 2014 serving as President the last three years. I believe that I am able to make some contributions to our community and I'm running for the board this upcoming term. I believe in the enforcement of the C&Rs using the guidelines submitted by the planning committees and approved by the Board of Directors. Involvement in Bayshore is the duty of every member so that they can make their own opinions known and take part in the governing of Bayshore for all our betterment. As a board member, I would do my best to see that Bayshore remains a good place to live.

GEORGE KRESSLEY**DIVISION 7**

Hello, my name is George Kressley. I hope to serve on the Board of Directors for Bayshore, representing Division 7. This is my candidate statement which I will work to keep concise and focused. I have three primary goals for running for office on the HOA Board. First goal is erosion control. The owners in Division 7 need a coordinated effort to develop and execute a plan to address the sand migration, working together with the OPRD and the entire Bayshore community. Second goal is to ensure that any and all STR's operating in Bayshore are licensed and maintained

according to Bayshore HOA standards. Third goal is to develop a sense of harmony and unity in our community. We have to work to maintain and protect our amazing world so close to nature. To accomplish this, we need to come together with a shared vision. My +50 year work history was primarily in finance. I have both an MBA and a CMA and could continue to contribute to the financial plan for Bayshore's long-term solvency. I am retired but build guitars and teach woodworking at the University of Oregon part-time. I will commit the time to attend Board meetings and work on Board-sponsored projects. My wife is an elementary school teacher in Springfield. We live in Eugene, Oregon but own a home on Oceania Drive with the other 'sand people' which we use as a second home. We hope to live full-time in Bayshore someday soon, so the earnings from our professionally managed STR are reinvested in the house. We like it here! Thanks for reading. George Kressley

For Fun

Do You Know?

The Planning Committee invites you to revisit and retest your knowledge!

Re-shared from the Breeze: 2016-06 Breeze (www.baybeach.net/breeze)

The Breezes team invites you to test your knowledge on what the Planning Committee is required to do and the authority of this committee's duties and responsibilities.

Question One:

The Planning Committee is required to secure member compliance in the following areas.

1. Plans to Comply: Exterior completion, new materials, environmental impacts, house numbering.
2. Landscaping: Trees, plantings, yard debris, burn barrels, propane tanks, fences, above ground septic, noxious weeds, signage.
3. Nuisance/Noxious: Pets, and animal control.
4. Vehicles: Boats, recreational vehicles, commercial vehicles.
5. Laundry:
6. Antennae:
7. Livestock:
8. Garbage:

The answer is.

- A. All of the above.
- B. First four only.
- C. First four plus two of the last three.
- D. All eight listed plus eight more

Question Two:

The authority for and requirement of Planning Committee enforcement is found in:

- A. Covenants and Restrictions
- B. Policy and Procedures
- C. Guidelines for Determination
- D. A&B
- E. B&C
- F. A&C
- G. None of the above.
- H. All of the above.
- I.

Do You Know? Answers and Explanations

Questions 1

1. The Planning Committee is required to secure member compliance in the following areas.

E. All eight listed plus eight more

Questions 2

The authority for and requirement of Planning Committee enforcement is found in:

H. all of the above

Bayshore's Guidelines for Determination (Guidelines) defines the Planning Committee's (PC) authority by referring to Bayshore's Covenants and Restrictions (C&Rs) on pages 3-8 of that document. A summary is listed below. C & Rs Article II, Subsection 1: Authority and Purpose. 2: Plans to Comply, Written Approval, Exterior Completion, New Materials, Environmental Impact, House numbering. 3: Size, Height. 4: Landscaping, Trees and Paintings, Yard Debris, Burn Barrels, Propane Tanks, Fences. Above Ground Septic, Noxious Weeds, Signage 5: Setbacks. 6: Minimum Lot Size. 7: Cuts, Fills, Utilities, Sewerage & Drainage Easements 8: Nuisance or Noxious, Pets and Animal Control. eight above listed in question.

Planning Committee also required to seek compliance on the eight areas below 9: Temporary Living. 10: Vehicles: Boats, Recreational Vehicles, Commercial Vehicles.

11: Laundry. 12: Antennae. 13: Livestock. 14: Garbage. 15: Sewage Systems 17:

Ground Cover Page 2 of the Guidelines defines terms used in the document to provide clarity to the Guidelines above and beyond the 50 year old C&Rs. . Pages 3-8 of the Guidelines cites the authority of each of the 17 Articles of the C&Rs that is the foundation of the Guidelines and defines terms so that the guideline adheres to the C & Rs and make sense in the 21st century. Example: The C&Rs required members to get permission for a television or radio antenna which is out of step with satellite TV technology. The Guidelines exempt dish type antennae less than 39" in diameter but maintains the other language of the C&Rs. The Guidelines allow the Directors to

approve changes to the Guidelines to reflect changes not foreseen in a 1960' document. Pages 9-14 of the Guidelines deal with issues beyond owning and living in a house in Bayshore: Commercial & Multi-family Guidelines, Height Exceptions Guidelines, Manufactured Homes Guidelines, Architectural Style Guidelines, Building Plans Requirements, Average Original Grade Guidelines.

Below is the establishment of the Planning Committees' authority derived from our Covenants and Restriction (C&Rs). The Guidelines list the following duties and responsibilities for the PC. Duties & Responsibilities Carry out and enforce Article I, Article II, Section 3 of Article III, and Section 2 of Article V of the Covenants and Restrictions. Approve in writing applications for lot and building improvements after reviewing plans for accuracy and completeness. Monitor all Bayshore divisions for C&Rs construction violations and notify property owners of violations in writing. Communicate with all parties to a complaint and maintain a master log of violations and resolutions. Forward non-compliance issues to the board. The C&Rs require the PC to monitor all divisions for construction and safety violation. For other C&Rs violations the PC is directed to communicate with all parties to a complaint. Members are expected to file a complaint if they are bothered by a violation of the C&Rs. If your neighbor has a tree or a barking dog in violation of the C&Rs, you must file a complaint. The PC is then required to contact you and your neighbor and seek compliance.

Letter to the Members

By Former Vice President

Michael Bradshaw

There has been a lot of controversy recently concerning Kathi Lenz's seat on the Board of Directors. I am taking this opportunity to clarify her status and the events that led to that status.

As you know, last year (2020) was a very difficult year for us all. In May when the annual member meeting was to take place the government restrictions had only recently been established, and meetings became almost impossible. At that time, the board had to conduct business via email. This was not ideal, but the business of the HOA still had to continue.

The vote was unusual last year. Your votes were secured when they were received as usual. However, three divisions were without representation. Our governing documents state that all divisions must be represented if at all possible. Three candidates on the ballot were from the vacant divisions. Therefore, the board was required to assign these candidates to complete divisional representation.

When one of the duly appointed members resigned after 48 hours (to my knowledge this has never happened in Bayshore history), the board was left with a difficult dilemma of determining the proper candidate to fill the board on behalf of the members. We determined that the best and fairest solution would be to allow the members to select the appropriate person to fill the seat and fill the board to nine members rather than wait another year. The member votes were still secured at this point, so the board decided it would be most appropriate to open and count the votes for the replacement. The candidate thus selected would be duly elected given the COVID situation. Hence, on Monday, June 22, 2020 a quorum of the board decided the voting should be formally finalized and the one elected by popular vote would continue as Director as if the vacated seat had not had anyone vying for it.

We realize the circumstances were not ideal (only a few months into the pandemic), and the board was required to "think outside the box" to complete the election process and fill the ninth seat on the board in the best interest of the membership and as smoothly as possible. The board took this deliberation very seriously and felt this to be the best option at the members.

I presided over the ballot counting for the June 20, 2020 election, which was performed on June 29, 2020. The delay was unavoidable because enough volunteers had to be recruited to count the votes in a reasonable time frame. The volunteers who assisted in the vote count did so at risk to themselves, but they did it for the community. All then-active restrictions for meetings were adhered to during the vote count to mitigate the risk as much as possible. The final tallies were indicated in the final report to the members and in the Breeze. Kathi Lenz had the majority of the popular votes and under normal circumstances would have been seated on the board without question. Therefore, the board declared her a duly elected member of the Bayshore Board of Directors.

I hope that this lays to rest the question of whether Kathi Lenz was elected or appointed to the board. Even though the circumstances led to a delay in tallying votes, she was elected by popular vote of the members. The automatically-filled seats did not receive majority votes, and they didn't have to.

HOA Member Survey

Jill Stone, Erin Allman, Kathi Lenz

The member survey that is out now was compiled by the STR task force and reviewed by Erin Allman prior to being sent out to members.

Jill and Erin are the initial members of the newly minted STR Committee. Jill, Erin and Kathi met at the beach club on Saturday to agree to the process for protecting member privacy. Here's how this is being done to ensure the integrity of the survey results.

Each survey is being assigned a three digit code. That code is being entered into a master file along with the Member name and member number for audit purposes only. This master list will be kept in the office and access to the master file will be limited to the Office Admin. The survey is then redacted to remove all identifying information and the data is entered using the three digit code.

All data entry will be conducted under the watchful eyes of Jill, Erin and Kathi. Only when the data is entered at the end of the survey will any analysis be conducted.

The Survey due date is being extended to May 1, 2021. Please complete the survey and send to Bayshore Clubhouse at 1512 NW Oceania Dr, Waldport, OR 97394 or by emailing baybeach@peak.org.

If you haven't received a copy of the Survey here is a copy you can use.

Bayshore HOA Survey

Good Day! The Bayshore HOA is conducting a survey of ALL Bayshore property owners.

Your response is important. Please return your completed survey to baybeach@peak.org By March 1st 2021. Your Name and member number are for confirmation purposes, your survey results will remain confidential.

Thank you for taking this time to share your thoughts and opinions with us.

Name

Member # (located on your membership card)

Note: Please submit only one response even if you own more than one lot/home in Bayshore.

Q1. Are you a (Please check all corresponding boxes):

- Full-time resident
- Part-time resident
- Second Home Owner
- Long-Term rental owner
- Short-Term rental owner
- Homeshare - example if you rent a room or part of your home to another person
- Rental license owner
- Lot owner (no home)
- Other

Q2. What do you like/enjoy about the Bayshore Beach Club community?

- Coastal climate
- Beach access

Community setting

Affordability

Amenities (*clubhouse, pool, etc*)

Comments: Click or tap here to enter text.

Q3. What don't you like about the Bayshore Beach Club Community?

Comments:

Q4. Do you believe that STRs have affected your livability here in Bayshore?

Yes No

If so, how? Please be as specific as possible.

Q5. Do you believe that Short-term Rentals benefit the Bayshore Beach Club community?

Yes

No

Unsure

Q6. How do you feel about the current number of rental properties (short- or long-term) in the Bayshore Community?

just right

too many

too few

too concentrated

Q7. How do you feel about the potential expansion of STR licenses within Bayshore as the community continues to develop?

Comments:

Q8. Is knowing your neighbors important to you?

Yes

No

Q9. Would you consider relocating/selling if dissatisfied with Bayshore?

Yes

No

Not Sure

Q10. Do you feel that your property rights are at risk of being adversely affected in Bayshore?

Yes No

If so, in what way?

Q11. If you have complained to a vacation rental company or contact, was your issue resolved in a timely manner?

Yes No

If not, please comment on any suggestions for improvement.

Q12. If you own a rental property:

Have you ever been notified about complaints from your management company or contact?

Yes No

If you answered yes, please comment on how the complaints were resolved as well as any suggestions for improvement.

Q12. Do you want to be notified about complaints from your management company or contact?

Yes No

Q13. How would you like the property owners/HOA to reach out to you if there is a complaint or concern not resolved by the management company or contact?

Q14. Should the Bayshore HOA take on a larger role in developing, regulating, and enforcing HOA rules related to STRs?

Yes No

If yes, what do you recommend?

Q15. What additional concerns would you like to see addressed with the HOA?

Q16. *Would you be amenable to further contact about your answers to the questions above? If so, please provide your contact information.*

Phone

Email
