

Tuesday  
April 27,  
2021

# Bayshore Breeze

Written and Edited by the BOD

Issue #4

## BAYSHORE SPECIAL ROAD DISTRICT

Meeting Minutes  
April 16, 2021 @ 1PM

### ATTENDANCE:

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

The meeting was called to order and the minutes for the March 19th, 2021 meeting were approved.

### PUBLIC COMMENT

There was no public comment.

### OLD BUSINESS

Tim contacted Darrin Goodrick regarding the Oceania/Cunard road edge, next to a Bayshore public parking area. Gravel was added along the edge of the pavement to protect the asphalt road edge. The work was completed and looks great.

The board met with Rob Weinert of Road and Driveway to assess Bayshore Loop for road condition and estimate of repaving cost.

Tim has prepared and submitted the LB50 budget form to the county.

Tim presented two invoices for approval to pay. One was for \$29.98 for reimbursement of a notary fee and printer ink.

The second was from Darrin Goodrick for \$800 for the gravel and work done on the Oceania/Cunard project. Both were approved for payment.

### NEW BUSINESS

Paul will contact Gary from TRI-AG about sand removal on Oceania.  
Dennis will contact the fire department regarding clearing of sand around the fire hydrants.  
Tim will contact Darrin Goodrick regarding the roadside mowing schedule.

It was discussed and decided that replacing a stop sign on Seaview/Oceania should wait until after the sand removal project.

Bids for repaving Bayshore Loop are being requested from Road and Driveway, Knife River and Pave NorthWest.

We want to be able to decide the vendor so we can get the project on their schedule ASAP.

A meeting has been scheduled with Roy Kinion on April 22. The purpose of this meeting is to educate the board and answer board questions on "What can be done to address the speeding problem in Bayshore."

The next board meeting has been set for May 14 2021 @ 1PM at the Bayshore Clubhouse.

With no additional business the meeting was adjourned.

## Pool Opening

The BOD has passed a motion to at the last board meeting to open the Pool on June 14, We are developing guidelines for how that can happen safely and making sure we adhere to the recommendations of the State and the CDC.

## Division 1 - Mark Cook, President

### Misleading information published by unnamed "Concerned Citizens"

There have been several pamphlets distributed to members of Bayshore recently and a website for further information. This website and the pamphlets contain many allegations from whoever put it out there. At this point no one has claimed ownership of this. There is a lot of opinion, conjecture, and spin contained within the pamphlets and website. Whoever published the pamphlets and website out are advocating for the vote for certain candidates in the next election.

It appears candidates were not contacted by the people who put these pamphlets out there. I do not know if that is the case for all candidates. Did any of the candidates endorse the pamphlets and website? Quite frankly I would question any candidates motivation and agenda if they condone and support the spin and inaccuracies in the pamphlets and website.

A couple of question I would like to ask of the candidates are 'Why have you decided to run for the board of Directors, and have you volunteered for any of the Bayshore committees? If not, why?'

### Planning Committee Removal

A lot of questions have been raised concerning the removal of the former planning committee. There are many reasons why this was done. Planning committee members act as representatives of the board, and therefore must adhere to the highest ethical standards in the conduct of Beach Club business. They are also expected to behave in a professional manner when dealing with property owners, contractors, Board of Directors, the staff, and each other.

There were Substantiated incidence of profanity, out of control behavior, verbal or physical threats, or other unprofessional behavior are grounds for removal. Multiple substantiated and documented incidents occurred with members of the former planning committee that constituted the removal of these committee members. The board took the appropriate action in this matter. The actions of the former PC constituted the necessity of certified letters to be sent to them from counsel. An additional certified letter was also sent from counsel because of his inappropriate actions after confrontational issues.

These two courses of action were appropriate and necessary to protect Bayshore Beach Club Inc. Bear in mind a duty and responsibility of an individual board member is to discharge duties in good faith, with the care an ordinarily prudent person in a like position with exercise under similar circumstances, and in a manner the Director reasonably believes to be in the best interest of the corporation.

On the matter of STRs.

To my knowledge, no one on the board has ever said that we want to ban STRs in Bayshore. The board is gathering information pro and con on this matter. A committee has been formed to mitigate the perceived effects of STRs within Bayshore. It is a process that will take time I believe. What is the end product? I don't know at this point. This is a question that the members of Bayshore Beach club will need to decide for the livability of Bayshore. An all-out ban on STRs? A wide out of control proliferation of STRs? Or something in between? My guess where it will end up? Some type of caps and density levels and fees to mitigate the effects of the STR businesses in Bayshore.

Compromise and common sense will need to prevail in order to accomplish this. This will take time and will not be resolved overnight or within weeks. It will not be an easy task, but it is something that needs to be dealt with within Bayshore Beach Club. My hope for the future is to preserve what Bayshore Beach club is and to use the articles of incorporation to guide the decisions moving forward on this matter.

## We still need more volunteers

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

Safety Committee

Communications Committee

Sand Lobby

It's a good thing to support our HOA.

## Division 2 - Don Patterson



(written March 22, 2021)

### WHY I VOTED NO ON THE POOL OPENING

I want the pool opened as soon as possible, so the question is why did I vote no? I thought that we needed answers to questions before we voted to open, so these are the issues that I hope we resolve over the next two weeks.

1. The pool does not have an outdoor shower. Our locker room is antiquated. How do people shower before entering the pool? Do we need to require people to shower? I say YES. So what do we do? We need to plumb for an outdoor shower. Yes, we can find a plumber.

2. Our locker rooms are a problem. Do we keep them closed and require people to shower outside? One possibility is to purchase a number of "sun showers", like people use for camping. We might be able to run these from the hot water in the locker room.

3. If we open are locker rooms, how will we monitor them? How many people can be inside at one time? How often will we have to clean them?

4. We need to know how many people can be in the pool at one time. Many point to Newport or other large, modern public pool facilities and say if they can do it, so can we. But we are not a large, modern public pool. I have discussed this issue with other HOAs. I have learned that many require reservations and limit pool usage to a limited number of people for a prescribed period of time. For example, if we have lap swimming from 4:00 to 6:00 pm, people will have to sign up for a specific time, perhaps for 40 minutes - - and for a lane. The same would apply for general swim... perhaps for an hour. We could keep the Aquasizers daily from 9:00 to 10:00, but allow only 25 people at a time.

5. What are the mask mandates in an outdoor venue? If the state does not have a mask mandate, does the state have recommendations as to masks in an outdoor area? What will Bayshore require?

6. How do we address issues that impact young children?  
Should we require vaccinations?

7. Should we check temperatures prior to admission? Who checks temperatures?

8. Do we check staff temperatures daily? Do we require that pool staff be vaccinated?

### POLICY AND PROCEDURES AND EXECUTIVE SESSION

During the meeting, the Board went into executive session twice. The following Policy and Procedure permit the Board to discuss issues requiring confidentiality:

Regular Board of Directors Meetings:

4. Executive sessions may be held to discuss issues requiring confidentiality.

Even though the Policy and Procedures clearly permitted the Board to discuss issues requiring confidentiality, people were heard chattering on Zoom that the Board's behavior was illegal; they were incorrect. The President stated the general nature of the action and the Board agreed. The President summarized the nature of the discussion upon return. "Executive sessions are for discussion purposes only, and minutes are not required."

Board members are not at liberty to discuss what was said during the executive session.

### NOMINATING GARY BROWN FOR THE BOARD OF DIRECTORS

During the April meeting, I nominated for Gary Brown as a candidate for Board of Director. According to Robert's Rules, 11th edition, pp. 431-432, a member need not be recognized by the chair to make a nomination and no second is required (Robert's Rules 11th edition, pp. 431-432). As I said at the time, placed his name in nomination believing it to be important to find qualified HOA resident members to become a part of our Board of Directors and the Bayshore through his service. I saw no prohibition, particularly since the Nominating Committee announced early in the morning that nominations were closed in the morning rather than waiting until midnight to accept the nomination; and then they quickly resigned. I highly

recommend we all search in all our divisions for people who have fresh ideas that are not clouded by profit motives or a personal agenda.

If I was at fault for nominating Gary Brown at the April meeting instead of the May meeting, I can rectify that at the May board meeting when I will again put his name in nomination. I am 3 months new at this and I am learning. At the same time, it is clear to me that we should never restrict anyone that is qualified, with no personal agenda or profit, lives in the community, is in good standing with no history of causing confusion or conflict, is ethical with others and commits to following our founder's rules and regulations.

#### WHY I MOVED TO REMOVE NORMAN FERNANDES FROM THE BALLOT

It is my understanding that some years ago, Mr. Fernandes had served as a Board Director but was removed by his fellow board members. My observations plus my review of past board minutes and other HOA members voiced comments have caused me to have great concern for the HOA if Mr. Fernandes was elected. I have since learned that our current documents have only two requirements for a board candidacy: 1) a person running must be a member of the HOA; and 2) a person must be in good standing, that is the person running must not owe any money to the association. In my mind, I confused eligibility with suitability, and I was in error. For that, I apologize.

#### I HAVE BEEN ACCUSED OF HAVING AN AGENDA. WELL, YES I DO.

Why am I running on the Board? Why am I serving on the Board now? Over the last few weeks, I have read that I have some type of "agenda" that makes me unfit to serve. I do have an agenda ... I have shared my agenda in the Breeze over these past few months and with those in my Division. I will share them again now.

My Number One Agenda is to help my division address those issues which impact on its livability. At the Division level, I talk to my neighbors at least once a month so that we can share issues and concerns. I am available when someone has an issue and asks for my help - whether there is a mess to be cleaned up or a problem to be solved. In other words, my number one strategy to achieve this agenda is to be a good neighbor.

My Number Two Agenda is to impact the livability of the entire association. I have discussed a number of issues in the Breeze and set out some ideas in my candidate statement. I have many goals for Bayshore... from making an attractive park area across from the Clubhouse to investigating state grant funds to upgrade the Clubhouse. First and foremost, I believe that to address HOA livability issues the HOA Directors must be available to the homeowners and ask tough questions. Frankly, I do not understand how people can serve on the Board and not live in Bayshore. However, the HOA members will make that decision in the upcoming election, and if they believe people without strong community roots should manage the HOA, then that is what will be. I can only control my agenda. If you have questions, do not hesitate to contact me directly. I do not spend my time on Facebook, so do not try to contact me through social media.

## Division 3 - Shelly Woodke

Hello Members of Bayshore,

Members need the truth! I had an agenda during the months of November and December of 2020, I was preparing holiday meals for my family. A friend asked if I would be interested in serving on the board.

United we stand, Divided we fall

I have been a Board Director for Division 3, for about 100 days. I had a choice. I can sit there or not show up at all. Or I can address members concerns while making mistakes as I am learning along the way.

One thing about a mistake, we all make them. That is how we learn and grow.

I am also, volunteering on the Planning Committee working with members.

First 100 days in office: you gotta have fun, respect other directors and volunteers within committees, enjoy members and assist them in a timely manner. Listen to their needs and treat them with respect.

Approved - Created a New Website: [www.bayshorebeachclub.net](http://www.bayshorebeachclub.net)

Approved - Update forms members use on a regular basis:

Approved - Added to agenda to remove or repair the Wooden Bus Stop, removed

Presented - temporarily move 3 way stop mailboxes to a safer location!

Presented - signs to education and provide information of HOA

Presented - reader board (non-powered)

In-Process - Dog Poop Sign is children friendly and adult friendly

In-Process - Division 7 sign informational: Sand Removal, Side street, no RVs, Boats, Trailers without Permit, working with Policy and Procedures Committee.

Planning Committee: All are volunteers that had followed the C&R, guidelines of determination while working with Lincoln County codes who are wonderful, helpful employees!

Construction and Project Approvals are individual based. All members communication has been positive, working together as a team, addressing concerns, county code, permit process towards approval for construction and projects success. We do have one still pending required paperwork.

Complaints are addressed individually communicating with state, county codes, C&Rs, and finding a win - win solution. Working together with members we are able to find resolution and close files.

State Ranger and Ocean Shores Coordinator; spoke with both agencies to include information to educate members of Bayshore on our Website.

To end, I would like to thank all the Members that I have meet over the last three months. I am running for Division 3, and would like for you to vote, how you want to vote for our New Board.

Respectfully,  
Shelly Woodke  
Shelly@shellywoodke.com

Director for Division 3  
Planning Committee Liaison

## Division 4 - Tom Hurt

I recently became the Board representative to the Safety Committee. At present the Safety Committee has not been functioning and it is time to move forward. I'm sure that every member of our Bayshore Community is concerned for their personal safety and welfare, the safety of their neighbors and, of course, the safety of the place they call "home" on a permanent basis or their "home away from home." I'm interested in building a working team of Bayshore members who will serve together to promote Bayshore safety and preparedness. There is presently one member of our community, Bill Uhlman, who was recently approved by the Board and has joined the Safety Committee. If you are interested in joining the team please email me at [bayd4.tom@yahoo.com](mailto:bayd4.tom@yahoo.com).

Helpful Information from your Safety Committee:

1. Lincoln County Sheriff's Office Emergency Management Division has scheduled an annual county-wide test of their emergency notification system for May 7, 2021 between 11:30 am and 1:00 pm. You can find out all about it at <http://www.co.lincoln.or.us/alerts> or <https://www.co.lincoln.or.us/.../annual-emergency>. If you haven't done so you can sign up online to receive alert notifications to any and all of your devices. **Information is also available in the flyers on Lincoln Alerts which are attached to the Breeze.**

2. Join Bill and me for a first ever Bayshore Safety Zoom meeting on Tuesday, May 18, 7:00-7:45 pm. The main purpose of this zoom meeting is to hear from our community about what is important to you in the area of safety and preparedness. This will not be a time to "air grievances" but to respectfully hear from one another. **Zoom meeting ID: 648 568 2296.** If you have questions about how to get on a zoom meeting feel free to contact me at [bayd4.tom@yahoo.com](mailto:bayd4.tom@yahoo.com).

### Anonymous Fliers and Website

It is very troubling to me, and I think it is inappropriate, for documents to be circulated that criticize and villainize Board members or anyone else in our community and then to be signed "Concerned members". If people want to voice their concerns in this type of letter to the HOA then they should sign their names. As Board members we "put ourselves out there" and do what we feel is best for our community. That should not mean that we put a "bulls-eye" on our backs for people to take shots at us. Let's be civil with each other and talk to each other rather than about each other. Let's realize that we are in this together and communicate with respect and with our names attached so a conversation can actually take place. I believe we are in this together and we can do better!

Respectfully,  
Tom Hurt  
Bayshore Division 4



## I Made Mistakes Kathi Lenz

I misunderstood the Bylaws as written in a couple of situations. The first was regarding membership status for spouses and domestic partners not on the title.

This change was voted in by the BOD in March. This change was in no way intended to benefit me or my husband, Pat, who was acting Planning Committee chair. Pat resigned on April 1<sup>st</sup> We are refinancing our home and he will be added to the title.

The change was presented in hopes to expand the nominee base and was something being discussed in November 2020.

After discussions with our HOA attorney, we have removed this change and will not proceed at this time.

The other error was in the nominating Process in the Bylaws. Please see my explanation in Division 7 section.

We had also discussed adding this "Committee Members shall not be active contractors or realtors, by profession, or persons having business interest located in Bayshore, due to conflict of interest." language from the Planning Committee section to the overall board. This was not passed by the board.

Our HOA attorney has advised that we should remove the above paragraph from the planning committee section as well. We will present that in the June Board meeting.

### Duties and responsibilities of the Nominating committee Policies and Procedures Feb 2021 Board Approved v1.0

The duties and responsibilities of the Nominating committee are:

1. Members seek candidates from divisions that will have one or zero representatives. There cannot be more than two Directors from any one division and Directors cannot serve more than two consecutive terms. All seven Bayshore divisions should be represented on the Board, if possible.

2. Members must verify that candidates are Bayshore members in good standing.

3. Members must select candidates that have the experience and skills needed to be productive Directors, including knowledge of the Bylaws and Covenants & Restrictions, good communication skills, the ability to collaborate in decision making and the willingness to get involved.

4. Members should meet with candidates to find out the prospect's interests and time commitments. Directors are expected to perform the duties and responsibilities outlined in the Board policies and procedures, including attending scheduled meetings, serving as committee liaisons, and reviewing meeting packets prior to each Board meeting.

5. Members of the committee must be open with the candidates regarding the organization's strengths and weaknesses.

6. Members must provide each candidate with a copy of the policies and procedures that apply to the Board of Directors and an acknowledgement form for the candidate's signature and statement. The candidates' statements are sent to the membership with the ballot. After meeting with prospective candidates, the committee selects the

## Division 7 - Kathi Lenz

Since being elected to the board in 2020 I have become liaison for the following committees.

Policies and Procedures Committee,  
Communications Committee,  
The newly minted yet to be named STR Committee  
Nominations Committee and  
Budget Committee.

We have made many strides in some of the committees and some are just being ramped back up. I've been helping enter data from the survey that the board sent out a few weeks back.

Policies and Procedures have been updated to correct grammar, spelling and format issues. We also created an index to make it easier to search.

Some of the policy changes that were voted on in March have been reversed after consulting the HOA attorney. We have not moved forward with updating policy to allow spouses and domestic partners not on the title to have full membership status. That change will require a vote of the members. We are still operating under the February 2021 Policy changes.

For the last three months, I have been putting the Breeze together. The BOD is providing the content. I will continue to do this until we have a fully functional Communications committee that can take this over. Hopefully that happens soon.

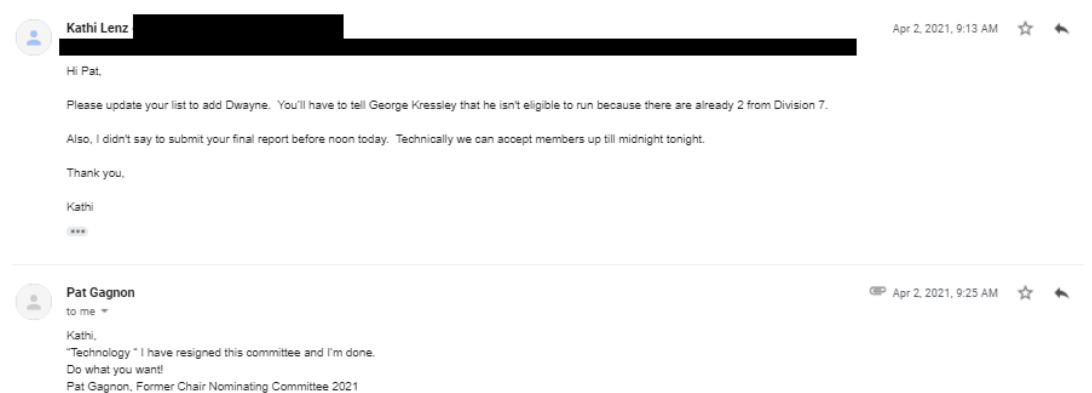
I've been recruiting members to serve on committees and have managed to get three in the last month.

### The 2021 Nominating Process

This year I served as the liaison for the Nominating committee.

It was the BODs desire to give members more time to familiarize themselves with the slate of candidates that would be presented in the April BOD Meeting. I asked the nominating committee if they could provide the candidates and their statement to be included in the 3rd edition of the Breeze. I suggested that Pat send them on April 2nd so the slate included in the Breeze which was in process.

I didn't specify a time on April 2nd until I received the Nominating committees report at 8:32 AM on April 2nd. When I saw Dwayne had not been added to the slate, I sent Pat an email at 9:13 AM, asking her to add Dwayne, Remove George Kressley (since there are two representatives for Division 7) and I told Pat that we can accept members up until midnight on April 2. Her response to that was an abrupt denial and a resignation of the Committee at 9:25 am.



Shelly Woodke, Rose Bradshaw and I told Pat that Dwayne had submitted a candidate statement and wanted to run for Division 1 via email on April 2<sup>nd</sup>. These emails were sent between 8:47 AM and 9:35 AM. Since Pat resigned at 9:25 AM, I felt I had no choice but to correct the report.

Despite Pat knowing there was a candidate Dwayne Haden early Friday morning, she refused to accept his paperwork that was provided to her on 4/2 at 2:35 pm. Dwayne had submitted his required documents on March 26th. There was no reason to keep him off the slate of candidates simply for Pat not wanting to update/correct the Nominating committee report.

Mark Cook, should not have been on the list, he had not submitted a candidate statement. George Kressley should not have been added to the list since Division 7 already has 2 representatives. Now don't get me wrong, I have nothing against George, I found his member statement to be quite good and I would have no problem serving with him or seeing him on the BOD. In fact, I nominated him for the Sand Lobby. He will do great there and on any other committee he chooses to try out.

This is why the Nominating committee report was updated after Pat had submitted it and resigned.

slate of candidates and presents the slate to the Board at the April Board meeting.

## Good faith gesture to unite Bayshore and begin healing the divisiveness - Redux

Kathi Lenz

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

I've noticed very few of these signs have been removed. Let's get them out of Bayshore so we can unite this community.

Remember - 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."

We hope to see the rest of the Bayshore Membership do so voluntarily. We don't want to go the enforcement route.

Now let's address Norman. Norman was voted off the Ballot during the April BOD meeting. I did not vote for his removal, I recused because of the ongoing conflict with him regarding my election.

Once that meeting ended, I had an uneasy feeling about what had been done. I spoke to Mark and Rose early that following week to see if we could get him back on the ballot. I spoke to the HOA attorney. Once I had his answer, we moved into high gear to get him added back into the ballot. We managed to do so. George Kressley was left on the Ballot even though 7 is full and a candidate who was nominated from the floor in the April meeting was added.

Why didn't we remove Gary from the ballot? In an email from Norman, requesting he be put back on the ballot Norman said *"I understand that at the annual meeting a member may be nominated from the floor for election to the board. However, all mail-in ballots must be received by Bayshore prior to the annual meeting. This means that anyone who voted by mail could not vote for someone nominated from the floor which is the vast majority of the membership. Nor would they know about it even if a person had followed the nomination regulations. It is nonsensical to nominate a candidate from the floor at the May Member meeting. By that time all voting has been done."*

I agree with Norman 100% on that. It may have made sense in the past, but it makes no sense now. Yes, we do need to go through the steps to change the procedure properly. It is my hope that members will agree to an update to our governing documents to include nominating from the floor in the April meeting. In the meantime, the board voted to allow Gary on the Ballot. I didn't feel it was my place to unilaterally remove him.

In addition, we had already re-run the ballots to put Norman on wouldn't have enough time to rerun the election packet again and have it done in time for members to have it as required by the P&Ps. We feel that the best remedy at this point is to nominate him from the Floor at the May meeting. That is what we intend to do. I think it is imperative to allow floor votes in the April meeting so all candidates can be on the ballot giving members the best set of options to choose from.

Now Let's have one more opportunity to review our slate of candidates before the May Member's meeting. All candidates are fine people with a desire to serve the community. Good luck and thank you all for volunteering.

Here they are:

### CANDIDATE STATEMENTS

#### KENN APEL DIVISION 1

I am a full-time resident of Bayshore and 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 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 1. 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. 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 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 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, County, 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](http://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."

#### TOM HURT DIVISION 4

My wife, Roberta, and I feel blessed to live in Bayshore. When we were younger and raising our family, we talked often of the possibility of retiring on the coast. We were able to purchase our home on Parker Ave. in 2014 and, following my retirement in the summer of 2017, moved fulltime to Bayshore in November 2017. We have three adult daughters, 2 sons-in-laws, one disabled adult son and 9 grandchildren. My career path took me from being a high school math teacher and coach to a partnership with my brother in a heating and air-conditioning business and then to pastoral ministry. I served under three different senior pastors before being asked to



serve as the lead pastor of our church in Oregon City. I retired from that position on June 30, 2017 after a total of 32 years, 22 as the lead pastor. I have always believed in serving the community I live and in organizations I believe in. I served 12 years on the Oregon City School Board, serving as Chair of the Board twice. I also served 2 terms on the Board of the Oregon City Chamber of Commerce. I currently serve on the Board of Ministry for my denomination and a Coaching Ministry for church staff members and their spouses. At the January Board meeting I was appointed to fill one of the unexpired Board terms. I am now seeking election to fulfill the time remaining in that term. Serving on the Board is a privilege, and I will fulfill the expectations and responsibilities to the best of my ability. My purpose is serving the entire Bayshore Community and no special interest groups. I do not have any specific goals for my tenure, if I am elected, other than to serve with integrity and openness with fellow Board members with a goal to see the Bayshore Community thrive, be a safe place to live and where we take an interest in one-another. Respectfully, Tom Hurt

#### GARY BROWN DIVISION 5

My name is Gary Brown. I have been a proud member of this community for almost seven years and have lived in this beautiful area full time, for almost four years. I am running for District 5. I look forward to being an integral part in the success of Bayshore. My background includes being a Machinist for over thirty years teaching me skills in problem solving and troubleshooting. In addition, I was a facilitator on many teams throughout my career, always looking for the most fair way of handling a situation. I have worked at the post office for two years which taught me people skills. Recently I have become a member of the planning committee and look forward to working with homeowners to help streamline their planning process while making sure everything is in accordance with our CCRs. I will be transparent, honest, and approachable. I will abide by the Bayshore rules and regulations. I am asking for your vote in the upcoming election in May. Thank you, Gary Brown.

#### 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.

#### 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

# Letter to the Editor

April 25, 2021

Bayshore Beach Club members,

Let me introduce myself and the reason for this letter.

My name is Richard Meloy and my wife Kathy and I have been property owners in Bayshore for 30 years and full time for the last 8 or 9.

The reason for the letter is to set straight some of the inaccuracies in the fliers that have appeared in my mail box recently.

Much of what I am sharing here was in my response to the STR survey.

About 15 years ago when Mary Lou Morris became president we almost immediately began to dislike and object to the heavy handed, bullying, invasive tactics she, her board and her planning committee used. Norman Fernandes was a member of that board. The level of angst and animosity that existed throughout Bayshore was unbelievable.

A group named Concerned Friends of Bayshore was formed to explore how deep and widespread the discontent was. I was one of its original members. We soon realized it was much worse and more widespread than we knew, and we began the recall process. Our group was made up of people from every division and every walk of life including 2 retired judges who were appalled by the boards' actions.

That board was recalled by an approximate count of 420 to 185. If I could remember the exact count, I would share it.

I also believe the level of discontent directed towards the Mary Lou Morris/Norman Fernandes planning committee is/was even greater. Their ongoing antics shows they still have not learned.

I applaud and commend Mark Cook and the current board for recognizing the damage that planning committee was doing to Bayshore and for removing them from office.

Recalled twice is a very strong message that a large majority of the people in Bayshore do not believe their tactics were good for Bayshore.

Unlike the group currently sending fliers out, Concerned Friends of Bayshore took ownership of their project and put their names and phone numbers on every publication and responded to every person that called. The group producing and mailing these fliers currently does not identify themselves. I do not agree with any group publishing a flier with the intent of skewing the upcoming board of directors vote towards their list of "priority" candidates. In my 30 years here, that has never been done. The HOA has always handled all aspects of every election.

The most recent blue flier I received mentions a legal battle to ban STRs and to rewrite/change the policies and procedures manual. As I opened with being here 30 years, the policies and procedures manual has been under almost constant change. That is nothing new. As for legal actions I am aware of 2 pending actions. One of those would include both the Beach Club and the Road District. Both include criminal trespass by a member or members of the recalled planning committee.

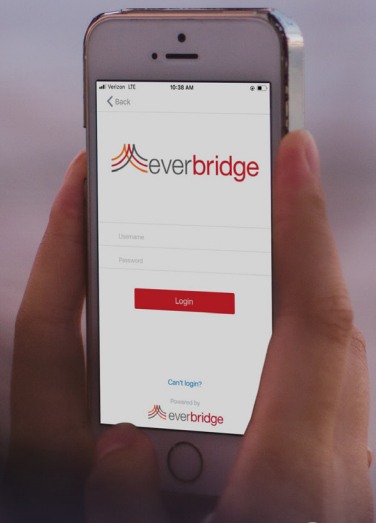
If I recall right, unless the CC&Rs have changed since I signed them, STRs are a business and are taxed by the county as a business and conducting business in Bayshore is precluded by the CC&Rs' except on the 10 lots owned by the hotel and another 10 lots near the hotel designated for business.

I believe STRs' are long term harmful to Bayshore because of the extra stress they put on our Beach Club, roads, water, electric, septic, etc. We already suffer occasional water rationing and Bayshore is only 70% or so built out.

Having just finished an 8-year stint on the Bayshore Road District board I know firsthand the amount the District spends on road edge protection in particular and road surfaces in general. STRs most certainly contribute extra wear on the roads but do not contribute anything extra to the Road District.

In fact, the only beneficiaries are the owners, property management companies and Lincoln County via the room tax. These are not arguments; they are statements and facts.

Once again, the level of angst and animosity that exists throughout Bayshore is at unbelievable heights and once again at the root of it, a belligerent recalled planning committee.



# LINCOLN ALERTS WELLNESS CHECK IS YOUR PROFILE UP TO DATE?

## ACCESS:

- Need a profile? It takes less than 10 minutes to create. Check out our user guides to get started.
- Have you forgotten your username or password? Reset from the log in page.
- Does every Member in your household, who has their own mobile device, - have their own profile?
- No longer live in Lincoln County - want to remove your profile? You can delete you profile when logging in or email us and we'll delete it for you.

## ADDRESS:

- Is your street address correct? Do NOT list PO Boxes.
- Did your address geo-code to the correct location?
- Did you know you can list more than one address? A family member's home, where you work or another property you may own.

## CONTACT INFORMATION:

- Is your information up to date? New mobile phone? Removed a landline? Removed duplicate phone numbers - list each number only once.
- Did you fill out the SMS Text# field with your mobile number if you want to receive notifications via text?
- Is your email up to date? We use email to notify of preparedness info, actions to take during response and recovery resources after the event.
- Is your information in the order you want to be contacted? (e.g. text, mobile voice call, landline voice call, email).
- Did you select Everbridge Push App in your profile to receive notifications to the app?

## MOBILE APP:

- Have you downloaded the mobile app powered by Everbridge?
- You can update your contact information from the mobile app.
- You can see the history of notices sent to you.

## SUBSCRIPTIONS:

- Have you subscribed to our new Automated Weather Alerts features? You can set "don't contact me between hours of X and X."
- Confirm the flood notifications you actually want to receive; you will receive voice calls for all of those that you have checked in your profile.

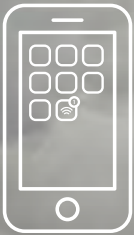
**STILL HAVE  
QUESTIONS?**

Give us a call or email anytime.

# BE READY MAY 7, 2021

BETWEEN THE HOURS OF 11:30AM – 1:00PM

COMMUNITY MEMBERS CAN EXPECT THE FOLLOWING:



## BEFORE THE TEST:

- ▶ Opt-in and create a Lincoln Alerts “profile” for each member of your household.
- ▶ Update your current opt-in profiles to verify your contact information and addresses are up to date.
- ▶ Download the mobile app if you have not already done so; new features allow you to send information back to public safety officials.

## DURING THE TEST:

- ▶ Confirm the Lincoln Alerts test message.
- ▶ Confirm the mobile app message and participate in our feedback photo challenge to test our new mobile app features.
- ▶ Monitor local digital and social media sites during the test for participation messages.

## AFTER THE TEST:

- ▶ Complete the participant survey to provide feedback on the test.
- ▶ Survey is located at <https://www.co.lincoln.or.us/emergencymanagement/page/annual-emergency-notifications-system-test>

**WE CAN'T ALERT  
YOU IF WE CAN'T  
REACH YOU!**