

Bayshore Breeze

October 2022

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The Bayshore Breeze is the official publication of the Bayshore Beach

President's Message

Since the last Breeze, there have been some changes in the Board of Directors' communication style. The most prominent change deals with the types of topics/conversations Directors may have with members outside of a Board meeting. I decided to make this new change in communication style the main topic of my President's Message because this shift in communication process has been confusing or concerning for some Bayshore members.

In conversations with Bayshore's attorney, the Board was advised to only have substantive discussions in Board meetings so that ALL members hear (or read in the minutes) both sides of the discussion. Truly, that is the fairest way to provide information to all members. It also means the Board is making decisions or debating ideas in an open meeting.

Since that decision re: Board-member communications was made, there has been some confusion about what it means for more "casual" or non-substantive conversations between Directors and members. Perhaps it is easiest to clarify by stating what a substantive discussion is and what it isn't. A substantive discussion between a Director and a member occurs when there is a debate or other type of discussion about any benefit or disadvantage of a proposed or possible resolution of any concern or action that will (or should) be discussed formally in a Board meeting. In short, if a member is asking a director to resolve an issue or take action on an issue, then that conversation would be considered a substantive discussion. So, an example of a substantive discussion might be a conversation on the pros and/or cons of enclosing the pool for winter use (that's an example - that is

Club Board of Directors.

The Breeze is emailed to Bayshore property owners, with hard copies available at the Bayshore office.

The Breeze welcomes letters to the editor, but submission of a letter is not a guarantee that it will be printed. The Breeze will not print letters that are personal attacks on an individual or group or include knowingly false information. Letters may be edited for length and are limited to 250 words.

not a topic the Board currently is discussing). If a member wishes to engage in a substantive discussion, then a Director will remind the member that s/he can request to be on the Board meeting agenda and/or the speak during a members' comment time within a Board meeting.

What is not a substantive discussion? When a member asks a Director for a fact on a topic that was discussed previously in a meeting (or sent to members via email and Facebook), or about a basic rule, policy, or procedure, the Director likely can supply that fact. Obviously, a member and a Director can talk about topics unrelated to a proposed action or resolution to a concern or issue. An example for a non-substantive discussion between a Director and a member might be about where a specific topic can be found in one of our founding documents (e.g., which founding documents talks about RV rules?). Another example might be a member asking a Director about whether a topic was discussed within a Board meeting. In these examples, the Director is providing information already available to all members.

Director-member communication is important. Also important is assuring that all members are able to hear their fellow members' concerns as well as the Board's replies to those concerns. By using this means of communication, there is less of a chance that rumors and speculations will circulate. I believe all of us here in Bayshore appreciate getting factual information that affects us and/or our fellow members firsthand rather than second or third hand.

Kenn Apel, BOD President

Bayshore Volunteers

This month, I spotlight one of our new Board of Director volunteers: Kate Guptill.

*Anonymous letters
are not accepted.*
.....

**We still need more
volunteers for these
Committees:**

Planning Committee

**Communications
Committee**

**Accessibility Task
Force**

**PLEASE CONSIDER
VOLUNTEERING
NOW!**

FYI: Minutes from
previous Board meetings
are available [here](#).



more about Kate.

Kate Guptill has had a house here in Bayshore since 2016. She chose Bayshore because she likes the smaller community and the private feel to its neighborhoods. This past May, Kate was elected to the Board of Directors; she represents Division 1. We learned a bit about her when the candidate bios were published in the April Breeze. Now, we get to learn a bit

Kate is a lifelong Oregonian who has spent most of her years in the Portland Metro area. Indeed, she currently lives in Portland (her hometown) with her husband, her niece, two dogs, and six chickens. Now that's a full house! Nevertheless, she tries to spend extended time in Bayshore whenever possible.

Kate works in finance, with a focus on the cannabis industry both in here in Oregon as well as in Nevada. Besides her work in finance, Kate also works as a small animal massage practitioner. In her spare time, Kate likes CrossFit, running (one of her favorite places to run is around Bayshore and Waldport), dog massage, and sitting on the beach with her dogs.

When asked about her favorite quote, Kate conveyed one from Ruth Bader Ginsburg: *Women belong in all places where decisions are being made. It shouldn't be that women are the exception.* Welcome, Kate, to the Board of Directors!

Member Flashlight



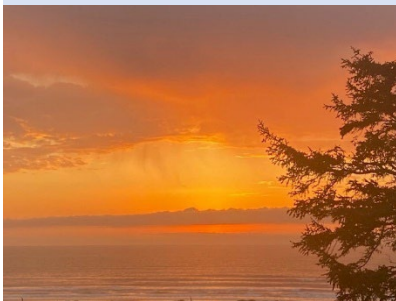
The Member Flashlight is a quick introduction to new Bayshore members using their own words. Here are several “newcomers” to Bayshore.



Compliments of Karin Couch



Meet Kate & John Lansing from Happy Valley. They bought a home on Canoe St in August 2021 & think the Bayshore Coastline and Alsea Bay are the most beautiful places on the Oregon coast. They met when Kate auditioned for John’s band many years ago. They’ve made beautiful music together ever since with three children & 8 grandkiddos. They enjoy long walks on the beach, hiking, biking, trailering, writing songs, & playing music. Welcome Kate and John!



Deb and Kerry Nolan (and their two big smelly thug dogs) bought a lot on Parker three years ago. They’ve been renting here since August and plan to start building after the first of the year. Previously, they lived in Happy Valley, OR, for 33 years (and still are a bit homesick). Their three grownup children still live in Portland as does one grandson. Kerry originally is from Ohio and Deb was born at the beach in Southern CA. Kerry is retired but Deb still works as a nurse for 3M in Healthcare IT. Deb just discovered yoga in Newport and also is looking for kayak buddies. Welcome Deb and Kerry!

Bayshore Beach Club's Fall Activities Line-up



Compliments of George
Kressley

Your Social Committee is gearing up for a full Fall Schedule of events. We hope that you will find time to join us.

Something new that we are doing, starting this January, is to celebrate members' birthdays after the BOD meetings. What we need from you is the following: your name, birthday month, and contact information. Please send your information to: social.bayshorebeach@yahoo.com (Note: your contact information will not be used for any other reason). The Social Committee will put all corresponding month names into a monthly drawing for a gift card to a local restaurant or store. All December birthday's will be drawn at the November meeting.

ATTENTION: Are there any Veteran's out there who would like to get together for a Coffee Klatch? If you are interested in meeting other veterans in the community, please contact Keith Barnes: barnes1250@gmail.com

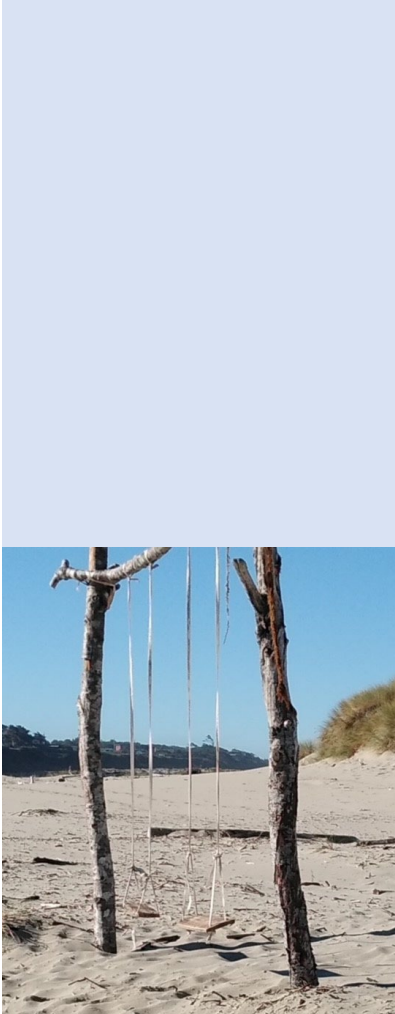


Compliments of Lynda Apel

The Social Committee's Food Drive will be kicking off in October (see more information below). There will be collection bins up in the Ballroom or down in the office area. Last year, we collected 400 pounds of food. This year's goal is 450!

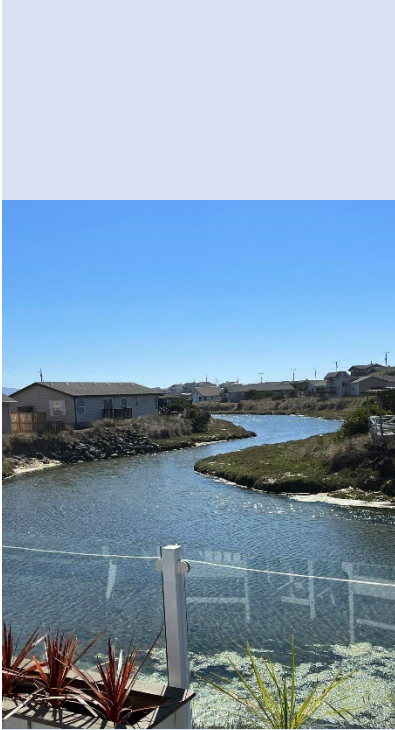
Other events include:

- Oct. 14 - (6-9pm) - Game Night. The Social Committee will be offering different games to play like Cribbage, Pinochle, Backgammon, and many more. We will have popcorn available. BYOB.



Compliments of a Bayshore Member

- Oct. 23 - (11am-6pm) - Halloween decoration party. Time to dress the ballroom up in all its creepiness.
- Oct. 29 - (6-9pm) - It's a Karaoke Halloween at the clubhouse! Dress up (optional), bring a carved pumpkin, an edible Halloween food item (or potluck item), and have fun listening or singing to your favorite Karaoke tunes. Prizes will be awarded for costumes, best pumpkin, best/scariest food item, and for singing. We will be kicking off our annual food drive. Please bring a can of food for entry. BYOB (This is an adult's only event) - **RSVP please**
- Nov. 19 - (6-9pm) - Harvest Dance. Come dance the night away. Please bring a can of food for entry. BYOB (Adult's only) - **RSVP Please**
- Nov. 27 - (11-6pm) - Christmas Decoration Party. Come join us as we dress up the Clubhouse for Christmas.
- Dec. 3 (9-2) & Dec. 4 (10-2) - Christmas Bazaar & Bake Sale. The Bayshore Artisan's Group annual bazaar will be happening again this year. Entry into the event is 1 non-perishable food item. Please contact Paula Brubaker at 406-314-3485 or bayshoreartisangroup@yahoo.com if you would like to participate as a vendor for 1 or both days. Space is limited for vendors.
- Dec. 17 - Annual Christmas Party - (5-10pm). Come join other members for Bayshore's Annual Christmas party. Doors open at 5pm, dinner will be served starting at 6pm. Please bring a white elephant gift. Space is limited. **RSVP Please.** (This is an adult's only event)



Compliments of Karin Couch

We are still working on creating new and fun activities for 2023 so we would love your input. We are looking for someone who would like to coordinate children's activities for the upcoming year. If you are interested or would like to know more, please contact Roger Smith. Please send all comments, birthday info, and **RSVP** information to: social.bayshorebeach@yahoo.com

Thank you,

Your Bayshore Social Committee members:

Roger Smith - Chair

Ila 'Babe' Hamilton

Karyn Vest

Carol & John Westhafer

Vivian Mills - BOD Liaison

Good Happenings in Bayshore

Bayshore has a new attorney (Kathleen Profitt). The Board was looking for an attorney for Bayshore that would be extremely knowledgeable about communities like ours, highly responsive to requests for information or opinions, etc. The Board found that Ms. Profitt met, and exceeded, these types of characteristics.

Bayshore has a new bookkeeper. Kathi O'Leary, a Bayshore member herself, has a great deal of experience with bookkeeping from the days when she and her husband owned a small printing company in San Diego. So as not to get confused with the other Kathy in the office (Kathy Drossel), Kathi suggested we call her KD. Welcome KD!



The path across the canal has been cleared so that there is ample space for members to cross.

Bayshore’s beach accesses 67b, 67c, and 67d have been cleared out to make it easier for members to get to “our” beautiful beach.

The Bayshore Artisans sponsored a Pancake Breakfast Fundraiser/Get Together on September 18th. Forty-two guests attended. Great food, great company, great fun!! See pictures of the event to the left.

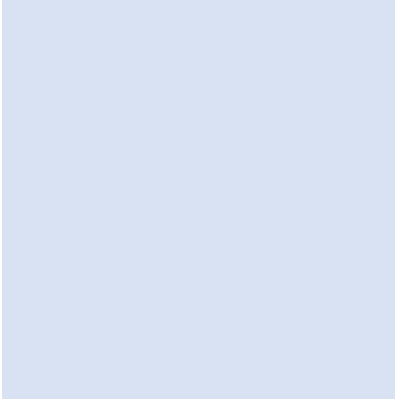
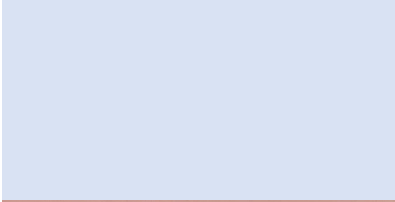
What are C&Rs?



In Bayshore, the expression “C&Rs” stands for Covenants and Restrictions. The individuals who founded and incorporated the Bayshore Beach Club, Inc. developed the C&Rs to “insure the best use and the most appropriate development of each building site thereof; to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportional structures and structures built of improper or unsuitable materials; to obtain harmonious color schemes; to insure the highest and best development of said property; to prevent haphazard and inharmonious improvements of building sites; to secure and maintain proper setbacks from streets; an adequate free spaces between structures; and in general to provide for a high type and quality of improvements of said property; and thereby to enhance values of investments made by purchasers of lots thereon.”



The original C&Rs were developed (at least for [Division 1](#), my division) in June of 1963. The C&Rs (amended over time) cover a number of rules dealing with building site limitations, trees and shrubbery, setbacks, lot sizes, utility easements, nuisances, temporary structures, and boats and trailer storage,



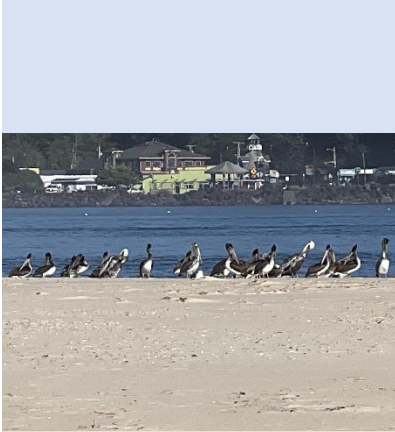
Compliments of Robin Adcock

to name a few. The C&Rs also discusses the Planning Committee, the entity charged to ensure the C&Rs are followed.

I believe some Bayshore members are fully in support of the C&Rs and others are not quite so enthralled with some of them. As members, we might not always agree with the C&Rs; however, when we bought our homes/lots, we did so knowing they existed and were the guidelines for what members can and cannot do with their lots and homes. For those who are not in favor of one or more covenants or rules, you likely know that any covenant or restriction can be amended at the annual membership meeting or a special member meeting, if notice of the proposed C&R revision is provided ahead of time. Importantly, to amend the C&Rs, a majority of all owners (not just those attending the meeting) must agree to the amendment.

The above information is available to all members via the C&R document they received when purchasing their lot/home and also on the Bayshore [webpage](#) that contains links to all of Bayshore's founding documents. I suggest members read the C&Rs again sometime. Rereading them for this article, I learned a great deal. Reflecting on the topic of C&Rs, however, it hit me that the expression C&Rs also could stand for two other words: community and respect. Bear with me as I dive into this other, unofficial meaning of C&Rs.

I Googled the definition of community and found two related definitions. A community is a group of people living in the same place or having a particular characteristic in common. Community also can be described as a feeling of fellowship with others, as a result of shared common attitudes, interests, and goals. I then asked myself: does Bayshore fit these definitions? Is it a community? I sure would like it to meet these definitions. I think all of us would agree that we share one particular characteristic in common: a love of the ocean. I also would highly appreciate it if we all shared a feeling of fellowship with others. Right now in our history, it seems to



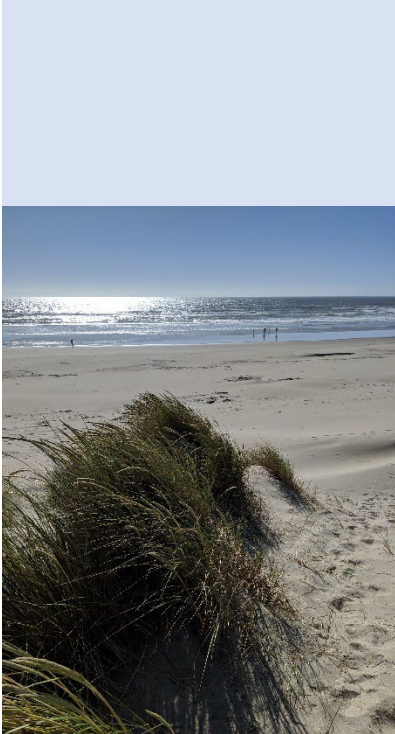
Compliments of George Kressley

me that there are subgroups of members who share common attitudes, interests, and goals. The interests and attitudes of one subgroup, however, may be the polar opposite of the interests and attitudes of another subgroup. Perhaps it is too idealistic to expect only one unified group of members sharing the same feeling of fellowship. Perhaps it actually is better that we have subgroups; by hearing varying points of views, we all might grow deeper in the knowledge of our attitudes and interests and where those come from. Indeed, sharing attitudes and interests among subgroups may be the best way for all of us to grow in our understanding of community and our contributions to it.



Compliments of Babe Hamilton

Living as a community with various subgroups may be unavoidable. But that notion of different attitudes and goals brings me to the ‘R’ of my unofficial definition of C&Rs: respect. It seems important to me, as fellow Bayshore members, that we treat each other with respect, even when discussing topics or ideas to which we highly disagree. Respect for a fellow member can be overt or covert in its appearance. Some of the obvious overt examples of respect include speaking civilly to other members in or outside of official venues, even when other members disagree with us, listening to other members without interrupting them, and speaking TO members or volunteers about their actions or ideas rather than speaking or writing ABOUT those members or volunteers to others. Respect also can take the form of sharing information about fellow members or Bayshore volunteers that is accurate and factual vs. inaccurate or nonfactual. Less overt ways to show respect to fellow members includes adhering to the covenants and restrictions we all “bought into.” Again, many of us may not agree with one or more those rules under which Bayshore operates; however, continuing to follow those covenants and restrictions vs. ignoring them shows respect to those members who do follow those rules to which we all agreed when buying into Bayshore.



Compliments of a Bayshore Member



Compliments of Lynda Apel

Whether we are talking about the original definition of C&Rs (covenants and restrictions) or the idealistic definition I am writing about (community and respect), we all have the capability of demonstrating fellowship with other members. What a great goal for Bayshore to seek: being a community within which all members show respect.

- Kenn Apel

Oregon Facts

This month's facts are:

1. One-fourth of all America's llamas live in Oregon. ([Best of the Northwest](#)).
2. The original sign for the Bayshore Inn (now, the Alsi Resort) on Highway 101 had a picture of Pat Boone wearing a pink leisure suit ([Oregon Coast Beach Connection](#)).
3. The whole Pacific coastline of Oregon used to be five miles further into the ocean; the sea level was about 300 feet lower than it currently is ([The Mandagies](#)).


Word of Mouth

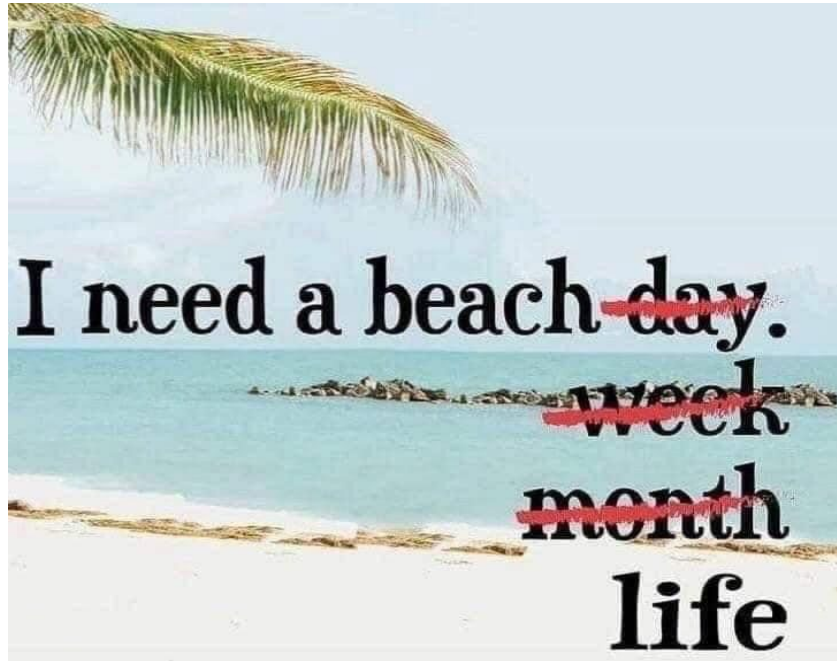
Cynefin [kuh-nev-in]- A place where nature around you feels right and welcoming.

.....

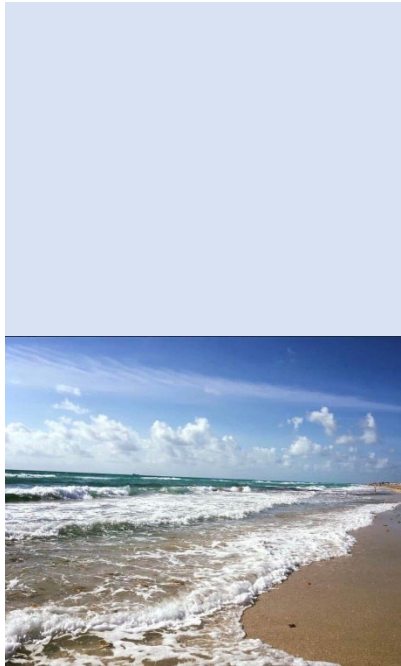
How to Ask a Question on Zoom

(This is a repeat message for those who view the Board meeting via Zoom). During Board meetings, there likely will be time at the end of those meetings for members to ask a question. Some members may be observing the meeting on Zoom. If you are on Zoom and wish to ask a question during members' comments time, it is important to "raise your hand" electronically. Please follow these steps:

1. Go to the bottom tool bar and click **Raise Hand**  in the controls or reactions (bottom toolbar). The host will be notified that you've raised your hand.
2. To lower your hand, click **Raise Hand** again.



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Compliments of Karin Couch

Below are the minutes from the Bayshore Special Road District. It is important to keep in mind that the Special Road District is not part of Bayshore Beach Club, Inc. and is not one of Bayshore's committees. The Road District's minutes are included in the Breeze so members can keep up-to-date on what the Road District is doing.

BAYSHORE SPECIAL ROAD DISTRICT

Meeting Minutes for

August 16th, 2022@1PM

ATTENDANCE:

Paul Wellington-Chairman

Tim Malone-Treasurer

Dennis Engeldorf-Secretary

The meeting was called to order. The minutes from the July 19th, 2022 meeting were reviewed. Paul Wellington made a motion and Tim Malone seconded the motion to approve the minutes. The vote to approve the minutes was unanimous.

PUBLIC COMMENT

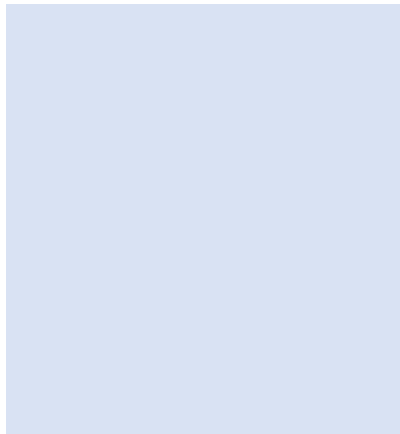
There was no public comment.

OLD BUSINESS

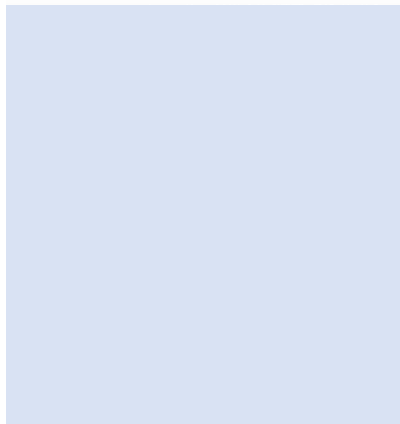
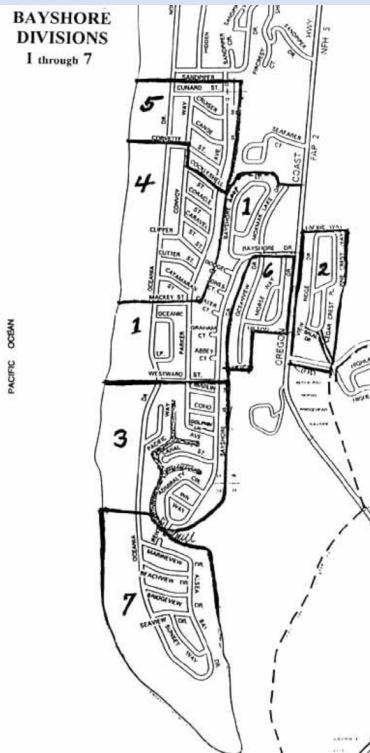
Traffic Audit

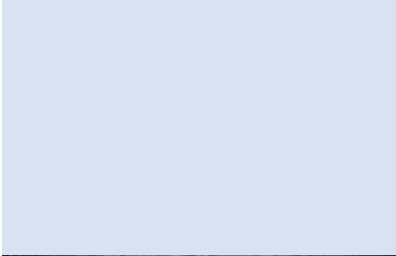
Kittelson Engineering is in the process of a final report. It is a work in progress and will be submitted to the BSRD as soon as completed.

Division 2 Paving Project



BAYSHORE DIVISIONS
1 through 7





Compliments of Lynda Apel



Compliments of Karin Couch

Road and Driveway of Newport and Darrin Goodrick have completed the needed edging along the new pavement in Division 2.

NEW BUSINESS

Sand Issue

Paul Wellington is going to check on the process to increase property taxes for the purpose of dealing with the additional cost of sand abatement/removal on South Oceania.

BILLS

Tim Malone (BSRD Treasurer) submitted 2 bills for payment.

- 1. Payment of \$3225 to Darrin Goodrick for tube marker replacement and roadside mowing in June and July.
- 2. Payment of \$74 for renewal of the P.O. box for the year.

The bills were reviewed. Paul made a motion and Dennis seconded to pay the bills. The BSRD board voted unanimously to pay the bills.

BAYSHORE SPECIAL ROAD DISTRICT MEETING DATE

The next scheduled BSRD meeting is scheduled for September 27th @1PM at the Bayshore Clubhouse.

With no further business the meeting was adjourned.

Bayshore Special Road District Meeting Minutes for
September 27, 2022 1:00 PM

Attendance:

- Paul Wellington - Chairman
- Tim Malone - Treasurer

Note: Secretary Dennis Engeldorf – excused absence due to travel.

The meeting was called to order and the minutes from the August 16, 2022 meeting were approved.

Public Comment:

There was no public comment.

Old Business:

Kittelson Engineering has issued a preliminary report on the traffic study of Bayshore they conducted which requires some refinement. The Board is awaiting the completion of the final report.

Paul Wellington continues to develop information on the Temporary Local Option Tax since it involves several entities. This issue was raised due to sand removal issues on the southern end of Oceania Drive which may be exacerbated due to illegal action by some property owners.

New Business:

Tim Malone investigated a complaint involving a local contractor using the east parking area. The issue has been resolved and the matter closed.

A complaint about driver/pedestrian vision obstruction at Bayshore Drive and Dolphin Ln has been corrected through the efforts of Meredith Lodging personnel.

The Secretary will look into contractors to address the issue of the faded walking path markings on the southern end of Oceania Drive.



Compliments of a Bayshore Member

Treasurer's Report:

No bills were processed for payment. There was one deposit by the Lincoln County Treasurer in the amount of \$ 220.94.

There was a special meeting on September 2, 2022 in order to process one invoice in a timely fashion to Kittelson Engineering in the amount of \$ 446.93 as part of a previously approved contract agreement for the traffic study.

Next Meeting:

The next meeting is scheduled for October 18, 2022 at 1:00 PM in the Bayshore Clubhouse.

With no further business, the meeting was adjourned.



Compliments of Karin Couch