

**Bayshore Beach Club, Inc.  
Board of Directors Meeting  
September 17, 2016**

In attendance:

Skip Smith, President	Division 3
Pat Johnson, Corp. Secretary	Division 1
Terri Pina, Director	Division 2

Absent:

Walt Goodin, Director	Division 1
Ann Turner, Director	Division 7

Board President, Skip Smith, called the meeting to order at 1:00 pm and verified that a majority of the Board was present. He notified those present that as well as notes being taken, that the meeting was being tape recorded. He then thanked member Vivian Mills for volunteering to take the notes.

**Approval of Minutes**

President Smith asked if there were any changes that needed to be made to the minutes of the August meeting. There were none, and the minutes were accepted without any changes.

**Good of the Order**

President Smith reported that his call to join the Board of Directors solicited responses from three members. There was discussion in which President Smith cited Article IV, Section 3 of the Bylaws: *“Any vacancy occurring in the Board of Directors shall be filled by appointment by a majority of the remaining Directors. A Director appointed to fill a vacancy shall hold office until the next Annual Meeting of the members, at which time they shall elect a Director to fill the unexpired balance of the term, if any, of the office in which the vacancy occurred.”* He then stated that the majority of the remaining Board members can elect/appoint new members to the Board. The three members volunteering to be appointed to the Board were identified as Mike McReynolds, Division 6; Mel Blecher, Division 4; and Julie Sedlachek, Division 4. Mike McReynolds was asked to introduce himself.

**MSP**

Terry Pina made a motion, and it was seconded, to appoint Mike McReynolds to the Board of Directors representing Division 6.

Motion passed unanimously.

Director McReynolds joined the other Directors at the table.

Mel Blecher was asked to introduce himself.

**Legend for Motions**

<b>M</b> -Motion	<b>S</b> -Second
<b>P</b> -Passed	<b>F</b> -Failed
<b>W</b> -Withdrawn	<b>A</b> -Amended

## **MSP**

Secretary Johnson moved, and it was seconded, to appoint Mel Blecher to the Board of Directors representing Division 4.

Motion passed unanimously.

Director Blecher joined the other Directors at the table.

Julie Sedlachek was asked to introduce herself.

## **MSP**

Terry Pina made the motion, and it was seconded, to appoint Julie Sedlachek to the Board of Directors representing Division 4.

Motion passed unanimously.

Director Sedlachek joined the other Directors at the table.

President Smith verified a quorum was present. He then led the Pledge of Allegiance.

## **REPORTS**

### **Financials**

The financial reports were accepted.

**Planning Committee** (Mary Lou Morris, Co-chair; Norman Fernandes, Co-chair, Pat Johnson; Robin Adcock)

### **STATS 8/17/2016-9/06/2016**

#### **TREES**

Summary

4 Complaints in progress

1 Response

0 Completions

#### **VEHICLES**

Summary

0 Complaints

#### **OTHER**

Summary

2 Informal complaints – unkempt lots

1 Dog complaint completed

#### **CONSTRUCTION**

Summary

1 New plot plan – approved (for new home already approved)

1 New home – approved

2 New roofs – approved

1 Shed – approved

23 In progress

4 Completions

### **Legend for Motions**

**M**-Motion      **S**-Second

**P**-Passed      **F**-Failed

**W**-Withdrawn   **A**-Amended

PERMITS  
Summary  
0 Approved

NOXIOUS WEEDS  
Summary  
92 Notifications  
81 Completions

23 Letters sent to property owners along drainage ditch concerning upcoming cleanup.

The Planning Committee then requested Board approval for a fine of \$400.00 for a property on Bayshore Loop. The Committee has contacted the owner(s) several times regarding Noxious Weeds on the property and has received no response.

**MSP**

Secretary Johnson moved, and it was seconded, to approve a \$400.00 fine for Scotch Broom. Motion passed unanimously.

The Committee then requested Board approval for a fine of \$300.00 for another property on Bayshore Loop. The Committee has contacted the owner(s) several time regarding Noxious Weeds on the property and has received no response.

**MSP**

Terry Pina moved, and it was seconded, to approve a \$300.00 fine for Scotch Broom. Motion passed unanimously.

The Committee then requested Board approval for fines on the owner(s) of three properties located on Hilton. The Committee has contacted the owner(s) several times regarding Noxious Weeds on the properties and has received no response. The fines would be for \$400.00 each for two of the properties, and \$100.00 for the third property.

**MSP**

Director McReynolds moved, and it was seconded, to approve fines of \$400.00 each for two of the properties, and \$100.00 for the third property, for a total of \$900.00 in fines for blackberries and Scotch Broom. Motion passed unanimously.

**Physical Assets Committee** (Janet Golway, Chair; Marcella Brodowy; Jesse Thomas, ex officio)

Janet Golway presented. Vision Builders came out and placed a bid for the repair of the roof of the garage/boiler room. The total bid, which included approximately \$2000.00 to remove shingles, was \$11,394.00. The bid for just the roof was approximately \$9,444.00. There has only been one bid received to date. The priority is to repair the roof before any additional work is done. Vision Builders suggested the building be torn town. Janet will attempt to solicit more bids. A discussion followed.

**Legend for Motions**

**M**-Motion      **S**-Second  
**P**-Passed      **F**-Failed  
**W**-Withdrawn **A**-Amended

**MS**

Director Sedlachek moved, and it was seconded, to bring in an inspector to determine the repairs needed to the roof of the garage/boiler room. More discussion followed.

**MSA**

Director Sedlachek amended her motion, and it was seconded, to bring in an inspector to determine the repairs needed to the roof of the garage/boiler room, the cost not to exceed \$500.00. More discussion followed, which included concerns about a drainage issue. Motion passed unanimously.

**MSP**

Director McReynolds made a motion, and it was seconded, to have a plumber come in to assess the drainage issues, for a cost not to exceed \$300.00. Motion passed unanimously.

The Committee then informed the Board that the door leading from the recreation room into the apartment was not up to code. The code requires that such a door be a UL rated one-hour fire abatement door.

**MSP**

President Smith made a motion, and it was seconded, to install the required door as soon as possible, for a cost not to exceed \$900.00, with the monies to come from the Contingency Fund. Motion passed unanimously.

**Long Range Reserve Committee** (Terry Pina, Chair; Marcella Brodowy; Ron Lappi; Jesse Thomas, ex officio)

Marcella Brodowy presented. The Committee requested a written inventory of tools. President Smith will ask Facilities Manager Jesse Thomas to provide the inventory. The Committee then suggested investigating the flow of water in the canal and what, if anything, needs to be done.

**Safety Committee** (Melissa Chown, Chair; Judith McNeil; Mike McReynolds)

Melissa Chown presented. The Committee reported on the emergency preparedness cache and container. The Committee has selected a site for the container to be placed in Hilton Park. The Committee requested approval of the site location, an additional \$1150.00 in funds for site preparation, and a signing of an agreement regarding responsibilities of groups in relation to the cache between CERT and Bayshore. A discussion followed in which concerns were raised about the site location being so close to the home on the adjacent lot and whether or not to notify the owner. Discussion followed.

**MSP**

Vice President Johnson moved, and it was seconded, to send a letter to the owner of the home located next to the proposed site of the container, with a picture of the proposed location and information about the container, requesting that any concerns be submitted by October 15, 2016, the date of the next Board of Directors meeting. Motion passed unanimously.

Other decisions regarding the emergency preparedness cache were then tabled, to be discussed at the October 15<sup>th</sup> meeting.

**Legend for Motions**

- M**-Motion      **S**-Second
- P**-Passed      **F**-Failed
- W**-Withdrawn **A**-Amended

**Bayshore Sand Lobby** (John Smith, Chair; Janet Golway; Gary Prothero)

Janet Golway presented. She stated that John thanked the Board for the letter of support and informed them that he was diligently pursuing Onno Husing (Lincoln County Planning Department). The Committee reported that Onno feels that the sand on the road should be considered contaminated and able to be removed. The water company, while working on repairs, has had permits issued and has moved sand to Mokmak Lake, setting a precedent for the removal of sand. This would be the best way to move forward on altering the existing Dune Management Plan. The Committee is still pursuing a meeting with all involved in the decision making process. They are trying to set meetings with County Planning, Parks and Recreation, and others. Previous requests for information from Lincoln County regarding definition and comments are still outstanding. The Committee reported that they are pursuing this on a weekly basis. A discussion and questions followed.

**Communications Committee** (Bob Mowrer, Chair; Margaret Partlow; Lee Davis)

Bob Mowrer stated that there was no report from the Committee this month. President Smith thanked Bob and the Committee for the Breeze and all that the Communications Committee does. Member Linda Lewis then asked if a condensed section of the Breeze could be mailed to those members who do not have email. Bob reported that the Committee is working on a “subscription service” of the Breeze that will be added to the annual dues for those who want it.

**Policies and Procedures Committee** (Vacant)

No report

**Social Committee** (Vacant)

No report

**OLD BUSINESS**

**Sign on Pool Fence**

The Board will wait to decide this issue until the next Board of Directors meeting to allow the new Board members to study the issue.

**Canal**

The Board will respond to the canal issue when the letter from the attorney becomes available.

**NEW BUSINESS**

**Ron Lappi’s resignation from the Board**

Director Lappi resigned from the Board of Directors due to health issues, effective 09/17/2016.

**Mark Mugnai’s resignation from the Board**

Vice President Mugnai resigned from the Board of Directors effective 09/04/2016.

**Legend for Motions**

**M**-Motion      **S**-Second  
**P**-Passed      **F**-Failed  
**W**-Withdrawn   **A**-Amended

### **Appoint new Vice President**

#### **MSP**

Director Pina moved, and it was seconded, to appoint Corporate Secretary Johnson to serve as Vice President. Secretary Johnson agreed to serve as Vice President and therefore resigned as Corporate Secretary.

Motion passed unanimously.

### **Appoint new Corporate Secretary**

#### **MSP**

Director Pina moved, and it was seconded, to appoint Director Sedlachek to serve as Corporate Secretary. Director Sedlachek agreed to serve as Corporate Secretary.

Motion passed unanimously.

### **Appoint additional signatory to bank accounts**

#### **MSP**

President Smith moved, and it was seconded, to appoint Secretary Sedlachek as additional signatory to bank accounts.

Motion passed unanimously.

### **Mokmak Lake**

Member Mark Aiassa, also a member of the Central Coast Fly Fishers (CCFF) submitted information which reported that last year the lake had been cleaned out and stocked with trout. The CCFF group is requesting that Bayshore commit to donate some native plants and signage to help improve the lake. President Smith stated that he supports the efforts of CCFF to enhance this asset to Bayshore. He will request that CCFF send in a request of what they need.

### **Policies and Procedures modification**

Member Bob Mowrer presented. He reported that the Policies and Procedures should be developed by a Committee of three; one Board member and two members in good standing. September 20, 2014 was the last time Bayshore had a Policies and Procedures Committee. As per Bob Mowrer, all amendments to the Policies and Procedures made since that date are null and void. A discussion followed.

#### **MSP**

Vice President Johnson moved, and it was seconded, to appoint President Smith to the Policies and Procedures Committee as the required Board member.

Motion passed unanimously.

More discussion followed.

#### **MSP**

It was moved (*by whom the motion was made was not clear on tape or in notes*) and seconded that President Smith contact members Vivian Mills and Bobbie MacPhee requesting that they serve as members of the Policies and Procedures Committee, contingent on Vivian and Bobbie both agreeing to serve.

Motion passed unanimously.

#### **Legend for Motions**

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President Smith then informed the Board that Policies and Procedures are secondary to the Bylaws. He cited Article V, Section 1 of the Bylaws: *“Subject to any limitation in the Articles of Incorporation and these Bylaws, and the laws of the State of Oregon, all the business and affairs of the corporation shall be controlled by the Board of Directors.”* He then stated that the Policies and Procedures are rules for the Board of Directors. The Bylaws belong to the members.

### **Pool attendants**

Pool Manager Marsha Heuer has requested performance bonuses for the pool attendants. She requests that John Gregory, who has worked for Bayshore for five seasons, and Brenda Porter, who has worked for Bayshore for four seasons, be given a bonus in the amount of \$100.00 each. She requests a \$25.00 bonus for first-time pool attendant Robert (Bob) Tunison.

### **MSP**

President Smith moved, and it was seconded, that the pool attendants be given the performance bonuses as requested.

### **MEMBER COMMENTS**

Member Alvin Mushkatel spoke regarding getting back to basics and policies. He also talked about spending money wisely.

Member Bob Mowrer encouraged the Board to set higher standards for Committees and to have them bring in clear, concise information.

Member Peggy Nelson spoke regarding the canal issue. She presented pictures of problematic areas, a summary of the history of the canal, and submitted a petition with signatures of concerned individuals. She requested an engineer review the problem at Bayshore’s expense. She also requested to be on the agenda for the next meeting.

Member Norman Fernandes spoke about the history of the canal.

The meeting was adjourned at 3:45 pm.

Minutes transcribed by Kathi Loughman  
from tape recording and notes taken by Vivian Mills

### **Legend for Motions**

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