

**Bayshore Beach Club, Inc.
Board of Directors Meeting
September 16, 2017
(AMENDED)**

In attendance:

Mel Blecher, President	Division 4
Mike McReynolds, Vice President	Division 6
Terry Pina, Director	Division 2
Skip Smith, Director	Division 3
Michael Bradshaw, Director	Division 3
Phillip Arnold, Director	Division 5

Absent:

Pat Johnson, Corp. Sec.	Division 1
Ann Turner, Director	Division 7

Board President, Mel Blecher, called the meeting to order at 1:00 pm and verified that a quorum was present.

Approval of Minutes

President Blecher asked if there were any changes that needed to be made to the minutes of the August 2017 meeting. There were none, and the minutes were accepted as submitted.

MEMBER COMMENTS

Member Lorna Myers addressed the Board regarding vacation rental dwellings. She stated that she is disgusted with the mess, garbage, traffic, people staying in trailers and motor homes, blocking streets with boats, tent campers, excessive numbers of cars, etc. She also mentioned the lack of signage on some of the vacation rental dwellings.

President Blecher informed her that Bayshore has requested a list of vacation rental dwellings from the county, and will follow up. Ms. Myers was encouraged to file complaints with Bayshore's Planning Committee, as well as with the property managers and the Sheriff's Office. President Blecher noted that the question is how does Bayshore enforce Bayshore's rules and regulations. Documenting problems and fining the owners was mentioned. He then thanked Ms. Myers for bringing her concerns to the Board.

Discussion followed in which it was asked how many vacation rental dwellings are in Bayshore and if there should be further discussion at future Board meetings with more members present. It was stated that Bayshore should make certain that all vacation rental dwelling occupants, as well as owners, are following all of Bayshore's rules, C&Rs, etc.

Legend for Motions

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W -Withdrawn	A -Amended

REPORTS

Financials

President Blecher reported that water and propane usage costs are increasing. The cover to the swimming pool is broken and will need to be replaced before next year. The pool is now losing water due to evaporation and Bayshore is spending more to heat the pool. He reported that the problems are being evaluated. The financial reports for August 2017 were accepted as submitted.

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

Committee Co-chair Norman Fernandes presented

STATS 8/15/2017 to 9/06/2017

TREES

Summary

5 new complaints
4 info letters
1 awaiting personal contact with new property owner
6 in process
0 completions

VEHICLES

Summary

1 NV letter – cargo trailer
1 personal contact
2 in process
4 completions

OTHER

Summary

2 unkempt properties in process
0 completions

CONSTRUCTION

Summary

1 height variance, approved
3 new homes, approved
1 new home, need added info (personal contacts)
1 extensive remodel, need added info (personal contacts)
1 paint house, approved
35 in process
13 completions

Legend for Motions

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

PERMITS
Summary
0 Permits Issued

NOXIOUS WEEDS
Summary
3 responses
2 in process
3 completions

The drainage ditch behind houses on Oceanic Loop and Parker has been cleared.

Facilities Manager Report

President Blecher reported that the swings have been received and have been installed. The park is being better maintained, and there have been no recent complaints. He also reported that Bayshore now has eight (8) propane tanks, each holding 125 gallons, for a total of 1,000 gallons of fuel, and the tanks are being enclosed as per the C&Rs. He is also looking into establishing a fixed price for the propane,

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

Committee Chair Melissa Chown presented. She stated that a member had contacted the Committee who is interested in a neighborhood watch program. The Committee will investigate and will try to determine other members' interest, and will report further next month.

Policies and Procedures Committee (Bobbie MacPhee, Vivian Mills, Skip Smith)

Committee member Skip Smith presented. The Committee recommends that the following changes/additions to the Guidelines for Determination regarding vehicles that were presented to the Board by the Planning Committee at the August 19, 2017 Board of Directors meeting be implemented and written in to the Guidelines for Determination:

C&R Article II, Subsection 10 Vehicles/Boats/Commercial Vehicles/Trailers:

Boats

Change formatting under Boats from 3 paragraphs to 9 separate sentences for the purpose of clarity. In addition, add kayaks to number 9.

1. Members may apply for a permit to keep one boat on a boat trailer within public view on their property.
2. The boat and trailer must be in good operating condition and currently licensed, if required.
3. The boat must be 20' or less in length and 8' or less in height (boat and trailer). A permit may be issued on a case by case basis if it can be stored in a location that does not cause a view obstruction from any other property.
4. If covered, a fitted cover must be used (no tarps are allowed).
5. Members who do not follow the permit guidelines may have their boat privileges rescinded.
6. All other boats and watercraft must be stored in an enclosed space or behind a view obstructing fence.
7. Boats without trailers or trailers without boats are prohibited as are boat building projects and major repair work.

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8. Boats may not be stored on or in utility trailers.
9. Non-powered car toppers (small boats, canoes, kayaks, etc.) are permitted as long as they remain on the vehicle or are stored out of the public view. Boating gear (crab pots, boat parts, ice chests, etc.) must be stored in the boat or out of public view.

Recreational Vehicles

Remains unchanged with the exception of “etc.” in #1. Change to: similar type of property.

Trailers

Add new section for Trailers:

1. All trailers including, but not limited to, utility trailers, cargo trailers, horse trailers, may not be stored in view on property unless in use.
2. Temporary use requires dates of use in writing and prior written approval from the Planning Committee.

Commercial Vehicles

Remains unchanged with the exception of added statements to #1 and #2.

1. Commercial vehicles include any vehicle larger than an SUV or van, which include large trucks, delivery trucks, equipment trailers, excavating equipment, horse trailers, or other commercial or large equipment. Vehicles must have company name with phone number displayed or have commercial plates.
2. Commercial vehicles are not permitted to be parked or stored on properties or right of ways unless they are temporarily in use.

MSP

Director Smith moved, and it was seconded, to adopt the recommended changes as submitted. Motion passed unanimously.

Social Committee (Rose Bradshaw, Chair)

Rose Bradshaw presented, and reminded everyone present that the Meet and Greet would start at 3:00 PM. She reported that 85 RSVPs have been received. She then received thanks and commendation for all of her efforts and hard work.

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

Bob Mowrer, Committee Chair, presented. The Breeze was very successful in providing committee reports for members in the 2016-17 fiscal year. These reports, made possible by the committees who provided written reports ahead of the monthly BOD meetings allowed members to better understand how Bayshore committees work and the relation of committees and the Board of Directors. The Long Range Reserves and Physical Assets Committee reports enable members to see what repair and improvement projects were recommended, followed by prioritization and funding of these projects. The Safety Committee reports allow members to read about tsunami preparation and Bayshore’s Emergency Preparedness Cache. The Budget and Sand Lobby Committees also supplied regularly written reports. As in the past, the Planning Committee and Road District submitted their reports in a timely fashion as in years past.

The Breeze needs written committee reports to share with members. And having these reports a week prior to the BOD meeting makes assembly of the Breeze much easier. Without

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written committee reports, it is very difficult to provide members accurate and understandable information about Bayshore's ongoing projects, discussions and accomplishments.

Questions for the Directors:

- Is it feasible to have chairs or other regular presenters provide written reports prior to the BOD meeting?
- If the Physical Assets and/or Long Range Reserves committee are not active for the budget process, who will do these tasks? Will these members be able to report in writing so members are informed of the process?

A discussion followed the report regarding the need for Physical Assets and Long Range Reserve Committee members. Should the Committees be combined? How should Bayshore proceed with projects without active committees? It was noted that Director Pena is the only remaining active member of the Long Range Reserve Committee. Director Bradshaw volunteered to sit on the Committee as well.

MSP

Mike McReynolds moved, and it was seconded, to combine the Physical Assets Committee and the Long Range Reserve Committee into one Committee, the Long Range Reserve and Physical Assets Committee.

Motion passed unanimously.

Unfinished Business

None

New Business

None

Executive Session

The Board adjourned to Executive Session at 1:38 PM to discuss end of season bonuses for pool staff. The Board reconvened at 1:47 PM.

MSP

Director Bradshaw moved, and it was seconded, that Pool Manager Bob Tunison and Pool Attendant John Gregory each receive an end of season bonus in the net amount of \$100.00, and that former Pool Attendant James Ball receive an end of season bonus in the net amount of \$50.00.

Motion passed unanimously.

The meeting was adjourned at 1:49 PM.

Minutes prepared by Kathi Loughman

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