

Bayshore Beach Club, Inc.
Board of Directors Meeting
October 21, 2017

In attendance:

Mel Blecher, President	Division 4
Mike McReynolds, Vice President	Division 6
Pat Johnson, Corp. Sec.	Division 1
Terry Pina, Director	Division 2
Skip Smith, Director	Division 3
Michael Bradshaw, Director	Division 3
Phillip Arnold, Director	Division 5
Ann Turner, Director	Division 7

Absent:

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 September meeting. There were none, and the minutes were accepted as submitted.

MEMBER COMMENTS

Member Mark Thompson addressed the Board regarding trees, as well as the height variance rules. He applauds the Planning Committee and the Board of Directors for supporting and enforcing the C&Rs, and all rules and regulations.

REPORTS

Financials

The financial reports for September 2017 were accepted as submitted.

MSP

President Blecher moved, and it was seconded, to make a budget adjustment, increasing the budget for the Social Committee from \$500 to \$1100 with the funds coming from the Pool Attendants line item. A discussion followed.

Motion passed unanimously.

It was then announced that lien notices for past due accounts will be sent out soon. At this time there are seventeen (17) past due accounts which have not yet been turned over for collection. These seventeen (17) past due accounts include two (2) unpaid fines and two (2) unpaid late fees. It was announced that the accounts with unpaid late fees will not have liens filed, but will be carried over until they are paid, along with any additional late charges on the unpaid balance.

Legend for Motions

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

Committee Co-chair Mary Lou Morris presented. She announced that she would like to offer special commendations for Committee member Frank Miller for the countless hours he spent on a Construction Approval Request, and to Committee Co-chair Norman Fernandes for researching and communicating the procedure necessary to install a septic system on a lot that seemed to be “unbuildable.”

STATS 9/07/2017 to 10/16/2017

TREES

Summary

- 1 new complaint
- 3 responses to letters
- 4 personal contacts
- 4 in process
- 1 completion
- 1 withdrawal – no response from complainant

VEHICLES

Summary

- 5 new complaints
- 2 info letters – utility trailer and 1 response
- 1 info letter – travel trailer and response
- 1 NF – log truck (repeat offender) also personal contact
- 2 motorhomes – personal contact
- 2 cargo trailers – personal contact
- 4 in process
- 7 completions – boat trailer, 2 cargo trailers, 3 motorhomes, utility trailer

OTHER

Summary

- 1 dog complaint
- 1 NV and response
- 1 unkempt house
- 1 info letter and response
- 1 unkempt yard
- 1 personal contact
- 1 approval – limited time for cargo trailer
- 2 in process
- 1 completion

CONSTRUCTION

Summary

- 3 new homes - approved
- 1 new home – letter explaining complete packet for approval, numerous personal contacts and approval

Legend for Motions

- | | |
|---------------------|-------------------|
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Approved – 1 extensive remodel and dormer, 1 repaint, 1 repaint and replace deck/stairs, 1 deck and fence, 1 reside and repaint
4 personal contacts – septic questions, garage door, boat permit and fence, drainage ditch
1 letter regarding septic approval, including research
30 in process
11 completions – 1 extension, 1 garden shed, 2 roofs, 6 repaint, 1 fence

PERMITS

Summary

2 boat permits approved

NOXIOUS WEEDS

Summary

1 in process

2 completions

There was then a discussion about a possible fine for parking a log truck in Bayshore for two (2) weeks, beginning on October 2, 2017. This was a recurrence of a previous violation and notice of fine for the same infraction of the C&Rs. The Planning Committee stated that they would not recommend a fine at this time, but would request that a letter from the Board of Directors be sent stating that if there is a recurrence there will be no further notice or grace period, and a fine will be imposed. The Board agreed with the Committee's recommendation, and the letter will be sent.

The Committee then presented a notice, Preparing for the Rainy Season, which will be published in the Breeze.

Preparing for the Rainy Season

In preparation for another rainy season in Bayshore, property owners are reminded to clear ditches and culverts so water is allowed the flow instead of pooling up on properties and roadways in Bayshore.

The Bayshore Board of Directors has hired someone to clear out the drainage ditch between the properties on Oceanic Loop and Parker. This is their responsibility. It is homeowners' responsibility to ensure their property, including the right of way, is clear of debris that could result in flooding. If you need assistance in maintaining your property, a list of workers is available at the Bayshore office or on the Bayshore website.

If we all do our part, hopefully we will not have some of the problems from heavy rains.

Long Range Reserve & Physical Assets Committee (Terri Pina, Chair; Michael Bradshaw; Mel Blecher)

Committee member Mel Blecher presented and announced that the Committee had met and are working on the budgeted items for this fiscal year. He then gave an update on the roof for the Clubhouse. They have received five (5) responses to the bid requests that were sent out on September 1, 2017. Of the five (5) responses, three (3) were reasonable. P & G Roofing, located in Lincoln City, has been recommended by the Committee. They almost have an

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agreement on the proposal, and work would be done in the spring of 2018. \$50,000 has been budgeted for the replacement/repair of the roof. The bid from P & G Roofing is for \$45,875, plus cost of any necessary repairs identified when work begins. He also stated that P & G Roofing offers a ten (10) year warranty on labor. The Committee is asking for Board approval for the Committee to proceed when an agreement of the proposal is complete. Director Smith thanked the Committee for taking on the project and doing the work necessary.

MSP

Director Smith moved, and it was seconded, to give the Committee approval to move ahead when an agreement of the proposal of \$45,875 plus cost of any necessary repairs identified when work begins is reached with P & G Roofing.
Motion passed unanimously.

Facilities Manager Report

Director Johnson reported that the grounds and the building are being well maintained. The pool is pretty much closed down for the season. There is a water leak in the pool that is being investigated.

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

Committee Chair Melissa Chown announced that the Committee is still researching the lighting issue in Bayshore.

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

No report.

Social Committee (Rose Bradshaw, Chair)

Rose Bradshaw presented. She first thanked the Board for the increase to the Committee's budget. She then nominated Deb White as a new member of the Committee.

MSP

Director Smith moved, and it was seconded, to approve Deb White as a member of the Social Committee.
Motion passed unanimously.

SOCIAL COMMITTEE REPORT October 2017

New Committee Member

The Social Committee would like to nominate Deb White as a new member effective October 18.

Recently retired, Deb White moved to Bayshore in August from Wyoming, fulfilling her dream of moving to Oregon and living by the ocean. She worked as an Executive Assistant most of her career and worked for the Wyoming Deputy State Superintendent of Public Instruction, the Executive Director of the Wyoming Community College Commission, the President of Sheridan College, and the General Manager of Advanced Communications Technology.

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Her home state is Wisconsin—the Badger State, America's Dairyland—and she is a true Packers fan. She has two children, five grandchildren, and three great-grandchildren that live in Texas, Arizona, and Wyoming.

With Deb's experience working with boards and event planning, she will be an asset to the Social Committee. In addition, volunteering will allow her the opportunity to meet new people from Bayshore.

Meet & Greet

The Meet & Greet was held on Saturday, September 16, 2017. The two hour event included refreshments and door prizes. With 75 attendees, we can confirm that the event was successful. It is believed that the amount of communication with members triggered the large attendance. Members enjoyed the event and showed interest in making the Meet & Greet an annual function. Ideally the event will be held on the 2nd Saturday of July in the future and be catered. This will allow members that vacation during the summer months the opportunity to join in the fun. The perfect event, where members can attend, meet, greet, and have fun together.

One issue noted was the room space in the dining area, a bit crowded for some. The ball room will be used for all future Meet & Greets in anticipation of the larger attendance by including summer members.

We are thankful for all the volunteers (Norman & Christy Fernandes, Deb White, Kelly Rusoff, Michael Bradshaw, and Liz Goodin) who helped set up and break down the event. A special thank you goes to Mel Blecher for arranging Stuart Fischer's assistance for the setup. Stuart's advice was extremely helpful with the setup of the tables.

Photos of the event were included in the Breeze and Wave.

Halloween party

The next event, the Halloween Party, will be held on Saturday, October 28. About 30 people have confirmed attendance. The Social Committee will provide the main course and soft drinks. Members are asked to bring in their favorite treat for the rest of the potluck. We are requesting an addendum to the budget to allow us to continue with anticipated events this fiscal year. A large portion of the requested addendum budget will be used for the Halloween party for scene backdrop (a 10x12 haunted house to be used for photos of attendees as desired) and other decorations that can be used for future Halloween parties. The party will commence at 5pm when members will have the opportunity to have their photos taken and, at their request, have the photos emailed to them. Dinner is planned for 6pm. After 8pm, the party will continue with music and dancing for all who wish to partake. Several members have indicated they will be arriving to join in the fun around 8pm (due to other commitments). Prizes will be awarded for best costume and pumpkin, as determined by vote of those attending.

Future events are in the planning stages for December and April/May. Dates and times for these events will be determined. These events will be potlucks and held based upon members' interest.

Facebook Update

Due to some confusion the page was created instead of a group, and it was impossible to switch the two. Fortunately, the issues with Bayshore Beat have been resolved, and the group is up and running.

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The Wave

In September, the first issue of The Wave was introduced. This is a newsletter for members to receive social information about events and to be able to submit photographs, poems, fun pictures, etc.

There was then discussion concerning the new member packet that is sent out to new members. The Social Committee would like to include a welcome letter from the Committee in the packet as well as the other informational materials that are included, and will be working on the letter.

Director Smith commended the Committee on a "great report."

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

Bob Mowrer, Committee chair, announced that County Ordinance #487 regarding vacation rental dwellings will be published in the next issue of the Breeze.

Unfinished Business

Vacation rental dwellings

Present Blecher reported that Bayshore now has a list of 68 licensed/registered vacation rental dwellings in Bayshore. However, there are probably, almost certainly, more that are not licensed/registered. He has contacted the attorney to investigate if Bayshore could limit the number of vacation rental dwellings by amending the C&Rs. He was informed that it would take an affirmative vote of two-thirds of **all** members, not just members who chose to vote on the issue. It was determined that this "was not going to happen." It was noted that half of the licensed/registered vacation rental dwellings are located on Oceania Drive, so he then inquired if a change could be made to the C&Rs of just one Division, and was informed that it could not. Since Bayshore cannot limit the number of vacation rental dwellings, the best we can do is make sure that they are all being good neighbors, and that owners, renters, and property managers are following and adhering to all of the C&Rs. A discussion followed concerning an updated list of rules, regulations and C&Rs, in presentation form, being sent to owners, property managers and rental agencies, for posting in all vacation rental dwellings. The possibility of boat permits for vacation rental dwellings, for a fee, was also discussed. It was pointed out that filing complaints concerning short term renters with the Planning Committee was not the best way to proceed. Because of the process that the Planning Committee follows, by the time the complaint is acted upon, the renters are already gone. It was stressed that if a member has a complaint regarding short term renters, they should contact the rental agency or manager whose name and contact number should be posted on the vacation rental dwelling. If the complaint is not addressed in a timely manner, a call to the sheriff's non-emergency number could be made. The complaint should be filed with the Planning Committee, as well, so they can be made aware the complaint. A question was asked regarding repeat offenses at the same location. The Board and the Planning Committee will look at the fine system and will make recommendations for repeated complaints.

New Business

Mackey Park

A member contacted the Board suggesting that the closing time of Mackey Park be adjusted from the posted time of 11:00 PM. At present, the posted hours for Mackey Park are 7AM to 11PM. It was pointed out by member Norman Fernandes, that the hours were changed by a

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motion passed by the Board at a past meeting. [At the Board of Directors meeting held on September 19, 2015, it was moved, seconded and approved to change the hours of Mackey Park from “7AM to 11PM” to “Sunrise to Sunset.”] Director Johnson agreed to inform Facilities Manager Stuart Fischer, and request that he make the necessary changes to the sign.

The meeting was adjourned at 2:06 PM.

Minutes prepared by Kathi Loughman

DRAFT

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