

Bayshore Beach Club, Inc.
Board of Directors Meeting
February 17, 2018

In attendance:

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

Absent:

Pat Johnson, Corp. Sec.	Division 1
Terry Pina, Director	Division 2
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. He then announced a slight change in the agenda. A review of Bayshore's insurance coverage would be presented first.

Alex Lundquist and John Russell, of Payne West Insurance, were introduced and presented a review of Bayshore's insurance coverage. Mr. Russell gave the presentation, and first asked if there were any questions. There were none, so he proceeded with the review. Bayshore's coverage includes the buildings, general liability, and Directors and Officers policies. Liberty Mutual is the carrier for the buildings and general liability, Travelers is the carrier for the D&O coverage. There is also a Fidelity Bond. Flood insurance is through FEMA. There is no earthquake or landslide coverage. Discussion and questions followed the presentation. Mr. Russell strongly suggested that owners of vacation rental dwellings review their coverage to be certain that their home owner's policy covers damage by their renters.

Copies of the summary of Bayshore's coverage are available in the office.

APPROVAL OF MINUTES

President Blecher asked if there were any changes that needed to be made to the minutes of the January meeting. It was noted that the time of the adjournment of the January meeting was incorrect and needed to be corrected from 1:45 pm to 2:55 pm. The minutes were accepted as submitted, with the noted change.

MEMBER COMMENTS

President Blecher stated that he had received an email regarding email notifications from the office about squatters, suspicious vehicles, etc. The writer had noted that often these events happen on weekends and the notifications aren't sent out to the members until Monday. The writer inquired if these notices could be sent out on Saturday or Sunday, if and when necessary. A discussion followed. Members are encouraged to sign up for Lincoln Alerts, which is the

Legend for Motions

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reverse 911 notification system. Information can be obtained at the following website address: <http://www.co.lincoln.or.us/emergencymanagement/page/lincoln-alerts-emergency-notifications-and-community-information>. If you require assistance, contact the Bayshore office at 541-563-3040.

REPORTS

Financials

The financial reports for January 2018 were accepted as submitted. It was noted that income generated by transfer fees has increased. It was also noted that “utilities are higher than they should be,” which will be investigated.

Kathi Loughman informed the Board that 30-day demand letters had been sent out to seven past-due accounts.

Member Norman Fernandes then volunteered to serve on the Budget Committee for the 2018-2019 fiscal year and was approved as a member of the Committee.

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

STATS 1/16/2018 to 2/13/2018

TREES

Summary

2 info letters sent
1 response to info letter
1 response to letter, contact with complainant and property owner
4 in process

VEHICLES

Summary

2 in process
1 completion

OTHER

Summary

4 new complaints
1 info letter sent for fence/gate/dogs
1 address needs to be verified
1 scotch broom needs to be verified
1 letter sent regarding dumping sand of right of way
1 response letter sent, unkempt lot
1 response to letter, trucks making ruts in right of way, fence in disrepair, unkempt lot, letter sent summarizing meeting, email to complainant
1 update letter sent, unkempt lot
1 response to letter regarding propane tank
9 in process
2 completions

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CONSTRUCTION

Summary

1 heights variance info sent

Approved – 1 hot tub/extension of deck, 1 new roof, 1 repaint house, 1 fence, 1 propane enclosure

Met with property owner regarding fence

1 notice of fine sent, construction without approval and building into setbacks

32 in process

3 completions – 1 house, 1 deck/fence, 1 window

PERMITS

Summary

7 boats approved

Committee Co-chair Mary Lou Morris then addressed the Board regarding a fine for an on-going repeat violation. The Committee was requesting Board input on whether they should start from scratch regarding the violations or go directly to the fine process since the violations are on-going and repetitive. It was stated that the Planning Committee is responsible for making sure that all Lincoln County codes, as well as Bayshore's C&Rs and Guidelines for Determination are met.

The violation regards building without prior approval, building to the property line(s), as well as other violations. The violator could not be present to make a statement. The Board will therefore make a final decision at the March meeting. A letter will be sent to the violator stating that he will have the opportunity to attend the meeting and/or submit a statement for consideration by the Board.

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

Committee member Michael Bradshaw reported that the Committee has been working on their budget request for the 2018-2019 fiscal year but are not yet prepared to submit the request. They will meet again next week.

President Blecher announced the need for a new pool cover. The existing cover is over five years old and has been repaired several times. One bid of just under \$4000 has been submitted. More bids are being sought.

Facilities Manager Report

President Blecher reported the ladies room downstairs has been repaired and repainted. The shower room is almost complete.

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

Committee Chair Melissa Chown presented.

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Bayshore Safety Committee Report February 2018

Committee Members: Melissa Chown - Chair; Judy McNeil; Mike McReynolds

Recent Meetings: February 8, 2018

Old Business

Street lights

In light of the comments from the Board and members at the last meeting, the committee focused on a recommendation based on reducing street lighting and keeping lights on at major intersections.

Member comments summarized

In response to the Board minutes and Breeze, the committee and Board received 2 handwritten comments. In summary, 3 preferred street lights off; 3 preferred street lights for traffic safety; 2 believe street lights are necessary for personal safety/crime prevention. Comments regarded house lighting.

Conversation with Lincoln County Sheriff's Office

Judy spoke with the office about our street lights. They do not believe street lighting causes property crime in our area, but may affect traffic safety. See her summary attached.

Committee Recommendation

Reduce lights to major intersections, clubhouse, and Mackey Park.

Change those lights to Sentry 100 (shorter arms and cheapest).

Keep on lights at these locations:

- i. Bayshore Drive and Highway 101
- ii. Bayshore Drive and Bayshore Loop/Mokmak
- iii. Bayshore Drive and Westward Highway
- iv. Westward Highway and Oceania (1 light)
- v. Clubhouse rear parking area (2 lights on one pole)
- vi. Upper Bayshore entrance at Bayview

New Business

None

Attachments:

Judy's report from conversation with Sheriff's office - 1 page

Bayshore division map with proposed intersection lights marked - 1 page

Conversation with Lt. Cameron of the Lincoln County Sheriff's

Re: residential street lighting as related crimes of property

On Feb 8, 2018 I met with Lt. Cameron and discussed the effect of street lighting on property crimes in residential areas in Lincoln County. The discussion are as follows:

1. The preference of the sheriff's office is to have daylight hours. If daylight is not being possible consider the other preferences regarding street lighting.
2. Street lighting seems to have little effect on the property crimes in the Bayshore/Sandpiper areas since there is very little property crime in these areas, there is very little foot traffic after dark in these areas. The street lighting is sporadic in Bayshore and non-existent in Sandpiper.
3. The lighting at the major intersections may be helpful to traffic signs thus increasing traffic safety but probably have little effect on deterring property crimes.
4. The more effective lighting would be motion sensor lighting. A motion sensor light resident with the light directed down and within 10 feet of the residence sudden illumination of the residence would deter intruders. Motion sensor lighting neighbors that there were possible intruders in the area. Motion sensor lighting the residence as in the case of dusk until dawn lighting it only serves to provide illumination to intruders and neighbors causing for strained relations.

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There was discussion regarding the Committee's recommendation of which lights to keep on. Melissa stated that the Committee also recommended that the light at Mackey Park be on the list of lights to keep. Other recommendations included the use of sentry 1 lights (with 2' arms), and sentry 2 lights (with 10' arms) being used at intersections, and that the lights be hooded and down-directed.

MSP

Director Smith moved, and it was seconded, to accept the Committee's recommendation as submitted, reducing lights to major intersections, clubhouse, and Mackey Park, with the use of the extended arms sentry 2 lights, hooded and down-directed. A discussion followed. Motion passed unanimously.

Melissa then thanked the Committee and the community for their assistance and input.

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

Committee member Skip Smith presented the Committee's Resolution modifying the Policies & Procedures Section C1, Planning Committee, Relating to the Response Timeline to Written Communications and Changes to the Fine System.

Resolution to modify the Policies & Procedures Section C1, Planning Committee, Relating to the Response Timeline to Written Communications & Changes to the Fine System

WHEREAS, "Declaration" is the Declaration of the Covenants and Restrictions of Bayshore Division 1 and all other subsequent Divisions of Bayshore through Division 7, "Guidelines" is the Bayshore Beach Club Guidelines for Determination, "Act" is the Oregon Planned Community Act, Oregon Revised Statutes Chapter 94, "Association" is Bayshore Beach Club, Inc. and "Policies" is Policies and Procedures.

WHEREAS, ORS 94.630(1)(a) allows the association to adopt rules and enforce compliance with the Declarations, Bylaws and Rules and Regulations;

WHEREAS, the Board deems it in the best interest of the association to revise the Text of C1 of the Policies & Procedures, Planning Committee, C&R Violations and Fine System relating to a change in response time from 21 days to 14 days to the various written communications that are sent out regarding C&R Violations;

WHEREAS, the Board deems it is in the best interest of the association to revise the Text of C1 of the Policies & Procedures, C&R Violations & Fine System relating to increases to the Fine Schedule:

Major Construction without written approval increased from \$1,000 to \$2,000;

Manufactured Homes that do not meet requirements increased from \$1,000 to \$2,000;

Remodel without written approval increased from \$500 to \$1,000;

Exceeding Height Limit increased from \$1,500 to \$2,000;

Building Setbacks increased from \$500 to \$1,000;

Clearing Land without approval increased from \$1,500 to \$2,000;

Placing fill material or changing Average Original Grade without written approval increased from \$5,000 to \$7,500;

Not Replacing Ground Cover increased from \$500 to \$1,000;

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Failing to maintain trees at proper height increased from \$100 to \$100 per tree;
Failing to clean up garbage or unsightly refuse increased from \$100 to \$250;
Nuisance or Noxious Activities increased from \$100 to \$500;
Violating pet control restrictions increased from \$25 per incident to \$50 per incident;
Prohibited vehicles increased from \$100 to \$250.

The Bayshore Beach Club, Inc. Planning Committee as described in the Bylaws, Article V, Section 5 and the Declarations Article II, Section 7, requested the above noted changes to the Response Timeline and Changes to the Fine System.

NOW THEREFORE IT BE RESOLVED that the above noted changes set forth above be hereby adopted and will be made effective May 1, 2018.

MSP

Director Smith moved, and it was seconded, to accept the Resolution as submitted.
Motion passed unanimously.

Kathi Loughman is to prepare the Resolution for signature by President Blecher.

Social Committee (Rose Bradshaw, Chair)

Rose was not able to attend the meeting. Her written report is as follows:

SOCIAL COMMITTEE REPORT February 2018

New Committee Member

The Social Committee would like to introduce Karin Couch as a new member effective February 1. Karin recently retired from a florist career. For 12 years, she worked for the McKenzie Foundation Festival of Trees. In addition, she formed her own foundation, the Lane County Pink Ribbon Tea, which supplied mammograms for uninsured women. Karin's love, however, is old cemeteries and costuming. Her favorite holiday is Halloween, so we are in for a treat at the next Halloween Bash. With Karin's creative background, she will be an asset to the Social Committee. We are excited to have her on board.

Facebook

Bayshore Beat is a great way to come together as a community to open those channels of communication and get to know one another better. It's a great place to meet your Facebook Bayshore neighbors through online posts.

We have updated the group information for Bayshore Beat. The group is open to all Bayshore Beach Club members to post and read posts by fellow members related to fun, entertaining, or security related items. All photos may be shared for enjoyment purposes only. No sales of any type will be allowed. Topics that can be shared include photos, area events, weather conditions, special experiences in the area, appropriate "funnies," recipes, things to give away, etc. A member benefit includes alerts of suspicious activity in Bayshore - BOLO (Be on the lookout). We encourage members to join Bayshore Beat and be part of this online neighborhood watch.

POTluck of Gold

This event is still in the planning stages. The Social Committee is collaborating with the Nominating Committee, Director Skip Smith, to provide members with the opportunity to learn

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the nomination process while enjoying appetizers and mingling with fellow members. The POTluck is planned for 4:30 pm followed by the Lucky Leprechaun, where members will have a chance to win prizes from the pot of gold. Invitations will be emailed, posted in the clubhouse, and advertised in the February edition of the Breeze. All events are held at the Bayshore clubhouse and open to all members.

Budget

The Social Committee believes in continued success for the events planned for 2018-2019. The Committee will continue to build trust, excitement, and neighborliness among Bayshore Beach Club members with hopes that the Board will support our energies in the upcoming fiscal year to build upon this strong beginning. The committee is proud of the success and participation in the events thus far and continues efforts in expanding the sense of community and neighborhood among all Bayshore members.

The Wave

Circulation dates of the Wave will be January, April, July, October, and a special edition for the holidays. The Social Committee is collaborating with Bob Mowrer to create a link for the Wave on the main Bayshore website.

2018 Events

The following events are planned for this calendar year:

POTluck of Gold	03/17/18
Cinco de Mayo \$5 Taco Buffet	05/05/18
Red, White, & You Meet & Greet	07/14/18
Halloween Bash	10/31/18
Holiday Celebration	12/15/18

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

There was no report from the Communications Committee.

UNFINISHED BUSINESS

Insurance Coverage Review

This was covered earlier in the meeting.

Street lights in Bayshore

As covered earlier in the meeting, lights in Bayshore will be reduced to major intersections, the Clubhouse and Mackey Park. See full details under Reports; Safety Committee.

Updating of letter re: VRDs included in new member packets and to be posted in VRDs

President Blecher announced that the letter had been updated with copies provided to all Directors as well as to the Planning Committee for input. There were no recommended changes, therefore the letter will be sent out to all VRD owners. Daniel Collier of Meredith Lodging (formerly Bayshore Rentals), who attended the meeting, stated that he will place the letter in all the VRD properties managed by Meredith Lodging. He states that they presently manage approximately 60 VRD properties. He will also supply a list of those properties to the office.

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NEW BUSINESS

Boat permits

The Board discussed the procedure regarding boat permits. A suggestion was made to change the procedure from permitting the individual boats, to issuing the permits to the property for a one-time fee of \$25.00

MSP

Director Arnold moved, and it was seconded, to issue boat permits to the properties rather than to the boats, allowing one boat per property and following all size and parking restrictions. A discussion followed.

Motion passed unanimously.

Budget Requests from Committees

Committees are requested to submit their budget requests for the 2018-2019 fiscal year as soon as possible. Requests can be sent to the office.

Appointment of Nominating Committee

Director Smith has volunteered to Chair the Nominating Committee, and requests that members of the Social Committee (Rose Bradshaw, Deb White and Karin Couch), with their consent, be appointed, as well. The Board agreed to the appointments to the Nominating Committee, pending agreement of appointees not in attendance at meeting. The Committee also requested a \$200 budget, which was approved.

Sand on designated beach accesses

Discussion regarding sand on the beach accesses determined that most of the accesses are fairly clear of sand, excepting the last access at the southern end of Oceania Drive. The existing dunes at that access make clearing the path impractical. More discussion followed.

The Board then adjourned to Executive Session at 2:26 pm to discuss employee issues.

The Board reconvened at 2:43 pm.

MSP

Director Smith moved, and it was seconded, to hire Robert (Bob) Tunison as Facilities Manager at a wage of \$12.00 per hour plus housing, with a start date to be determined, and a re-evaluation of compensation after three months.

Motion passed unanimously.

The meeting was adjourned at 2:50 PM.

Minutes prepared by Kathi Loughman

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