

**Bayshore Beach Club, Inc.
Board of Directors Meeting
April 21, 2018**

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 |

Absent:

| | |
|----------------------|------------|
| 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 March meeting. There were none, and the minutes were accepted as submitted.

MEMBER COMMENTS

There were no member comments

REPORTS

Financials

President Blecher reported that the water usage for the year was higher than it should be in preceding months and that is still being looked into. Future electric bills should be lower due to the removal of a number of street lights. The financial reports for March 2018 were accepted as submitted.

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

Committee Co-chair Mary Lou Morris presented.

Legend for Motions

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|---------------------|-------------------|
| M -Motion | S -Second |
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STATS 2/13/2018 to 3/13/2018

TREES

Summary

1 response to NV
1 response to info letter
1 personal contact
3 in process
1 done

VEHICLES

Summary

3 in process
4 done

OTHER

Summary

1 new complaint, contacted realtor
1 response to NV unkempt lot and nuisance/noxious, didn't address issue, bales of hay
1 NF for above
1 response to NV nuisance and noxious, 2 out of 3 items completed
2 meeting with property owners, letter summarizing meeting, cancelled appointment, 2 of 3 items completed
7 in process
1 done

CONSTRUCTION

Summary

Approved: 1 fence and retaining wall, 2 retaining walls, 1 roof, 1 shed, 1 fence and repaint house
1 meeting with property owner to discuss revised plans for garage
33 in process
6 done – 3 houses, 1 remodel, 1 deck, 1 fence

NOXIOUS WEEDS

1 new complaint
1 info letter w/info regarding Spring Cleanup
1 phone message to check lot for noxious weeds
4 in process

PERMITS

Summary

4 boats approved

The Planning Committee is working with violators and have met with them twice working on remediation of violations to prevent a fine. The Committee was asked to overlook the problem with the shed since it was informed that the location was "OK with Lincoln County." The Committee stated that if they get the approval from Lincoln County in writing for the location of the shed, the Committee will then ask the Board to reconsider the fine.

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Committee member Robin Adcock then shared thoughts from the Planning Committee regarding the passing of Committee member Frank Miller, and how much he will be missed.

Robin also offered a response to the Board regarding member comments made at the March Board of Directors meeting.

Mary Lou Morris then announced that the Committee is looking for another volunteer to serve on the Planning Committee. They would like to present a new member for Board approval at the June meeting.

President Blecher stated that the Planning Committee has the backing of the Board and thanked them all for their work.

Facilities Manager

Facilities Manager Bob Tunison presented. He reported that he started three weeks ago and has been working on the pool and electrical maintenance. He will begin presenting written reports beginning at the next full Board of Directors meeting in June to keep the Board and the members apprised. He will be going over everything in Bayshore to determine what needs to be done and when it needs to be done. President Blecher stated that Bob is a welcome addition to Bayshore.

Safety Committee Report (Chair, Melissa Chown; Judith McNeil; Mike McReynolds; Ann Turner, Board Liaison)
Committee Chair Melissa Chown presented.

Bayshore Safety Committee Report April 2018

New Business

Emergency Preparedness Cache Opening

The emergency preparedness cache (located in Hilton Park) will be open on Saturday May 12 from 9am to 10:30am. Each cache opening is an opportunity for members to bring their individual totes, check their totes, exchange supplies, or just come and see the cache. The other openings for this year have not been set yet and can be set based on member requests. If members want to place an individual tote in the cache but are having trouble finding the Rubbermaid tote in stock locally, one can be purchased from the committee for our cost of \$8.99. Let the committee know and we can bring you one so you have time to get it packed. The committee is asking that members who are interested in donating community supplies, please contact the committee for the wish list and see what is most needed. This is being announced in the next Breeze issue.

Melissa also reported that the Neighborhood Watch signs have been delivered.

Long Range Reserve & Physical Assets Committee (Chair, Michael Bradshaw; Mel Blecher; Bob Tunison [ex officio])

Committee chair Michael Bradshaw presented. Although it was not covered at the meeting, previous Committee Chair Terry Pina has tendered her resignation from the Committee.

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Long-Range Planning/Physical Assets Committee Report

April 2018

Long-Range Planning Updates

The long-range planning spreadsheet of capital assets and maintenance functions is tentatively complete. All items listed should be confirmed by at least one other person to assure accuracy and completeness of items and appropriateness of periodicities assigned. Periodicities should coincide with depreciation schedules used by Bayshore Beach Club.

Physical Assets Updates

Completed Items

A new Bayshore Beach Club sign was placed on the pool fence in front of the Clubhouse. The downstairs showers were renovated. Outside doors to the downstairs showers and the boiler room (total of four) were replaced.

Security Cameras throughout Clubhouse and Pool Area

An appropriate system has yet to be identified for less than \$1,500. Several options, which meet some of the requirements identified, are possible that can be installed by the facilities manager and setup by anyone competent with DVR technology.

Specifications identified for our needs include 8-10 indoor/outdoor cameras with day/night capabilities, multi-camera monitoring by smart phone or computer monitor, motion-activated recording with capacity enough to record at least one week at a time (approximately 100 hours), and the ability to transfer recordings to a flash drive or other external storage when needed. Michael Bradshaw continues to research for appropriate systems. He will also be checking with companies like ADT for any options they may have available.

Upstairs Ladies' Restroom

Michael Bradshaw is working on quotes for this item. Originally, we thought much of the work could be accomplished by Stuart, but that approach is no longer considered viable. Therefore, itemized quotes are required to manage the costs of suggested improvements and perform as many as possible within the budget approved for 2017-2018.

Kitchen Stove Replacement

Mel Blecher is currently working on quotes for this item.

Budgeting Procedure Automation

The budgeting process for the Physical Assets Committee has been partially automated as part of the LRP-PAC spreadsheet of capital assets and maintenance functions.

2018-2019 Budget

The spreadsheet for automation has been completed, but it needs line item confirmation for all long-term planning items listed to assure accuracy and completeness of items listed and appropriateness of periodicities assigned. The 2018-2019 budget request was created using this spreadsheet.

Michael reported that the committee members had met on Friday, 4/20/2018, and had reviewed the spreadsheet and eliminated some projects and "tightened up" the rest.

Committee member Mel Blecher reported that the brown range in the kitchen at the Clubhouse is being replaced. He has been getting quotes before deciding where to purchase the new range. He requested Board approval to spend up to \$700.00 once further investigation has been done and a final decision made.

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MSP

Director Smith moved, and it was seconded, to approve that the Physical Assets Committee spend up to \$700.00 for the purchase of a new range for the Clubhouse kitchen. Motion passed unanimously.

Committee member Mel Blecher also reported that \$1500.00 for the purchase of a surveillance system is being carried over to the 2018-2019 fiscal year budget. There is a need for higher speed internet to accommodate a surveillance system. More investigating will be done before a purchase is made in the next fiscal year.

Social Committee (Rose Bradshaw, Chair; Deb White; Karin Couch; Paula Brubaker) Committee Chair Rose Bradshaw presented.

SOCIAL COMMITTEE REPORT April 2018

Potluck O' Gold

On Saturday, March 17th, 55 members had the opportunity to learn about the nomination process, meet new neighbors, and enjoy delicious food while having fun together. Members got into the spirit of St. Paddy's Day. The Social Committee thanks all members for providing dishes to share. The festivities could not have been complete without the traditional corned beef and cabbage. The Committee thanks members Jim & Carrie Davis for preparing enough to feed an entire community. Skip Smith and the Nominating Committee provided the funding for the appetizers and main course. Volunteers are an integral part of every event. A huge thank you to all who helped with the set up and/or clean up: Kerry Terrel, Norman & Christy Fernandes, and Pat & Kathi Lenz. We didn't get all the names, but we are grateful to have such wonderful volunteers. A special thank you to Tim Brubaker for donating beautiful woodwork as door prizes and for leaving members in AWE! Tim is already planning on creating more for the meet & greet in July. As for the Lucky Leprechaun game winners, they got to go home with fabulous prizes as well.

Bayshore Beat

Membership is now at 100. We encourage all members of the Bayshore Beach Club to join this Facebook group, which is only open to Bayshore Beach Club members and long-term renters. Members can make posts and read posts by fellow members related to fun, entertainment, or security-related items. All photos may be shared for enjoyment purposes only. Topics that can be shared include photos, area events, weather conditions, special experiences in the area, appropriate "funnies," things to give away, announcements (missing pet, lost & found, etc.). A member benefit includes alerts of suspicious activity or threatening wildlife in Bayshore – look for BOLO (Be on the lookout). The committee is starting up TELL-ALL TUESDAY. Every Tuesday, Bayshore members may post personal sales ads for products and services. This one day of the week will be open to take advantage and "Tell-All" your Bayshore neighbors about any services your business provides and/or items for sale. Members can announce services such as piano lessons, pet sitting, art classes, even garage sales. This weekly opportunity pertains to Bayshore members only.

Bayshore Beat is the only Facebook group officially affiliated with the Bayshore Beach Club.

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The Wave

The April edition was emailed to members on April 17. Photos of the Potluck O' Gold and information on future events are included in this edition. Please contact the Social Committee if you are having issues with the format.

As with all communications to the Social Committee, please use BayshoreFUN@peak.org or call/text 505-269-7917.

Communications Committee (Bob Mowrer, Chair; Lee Davis; Margaret Partlow)
Committee Chair Bob Mowrer was unable to attend. His report is below.

Communications Committee Report April 2018

Committee Chairs

The Breeze has been able to provide members more and better information since the 2016-17 Board requested committees to have their monthly report (if any) into the Bayshore office so the BOD agenda can be prepared one week prior to the meeting. Thank you committee chairs for making that information available early as it makes publishing much easier and provides members more information.

A Few Requests

Continue your high quality reports. Send Kathi a "no report this month" so I know I do not have to hold a place for your report. If your committee wants to share information (spring clean up day, social events, paving scheduled¹ or . . .) please send in a separate e-mail. Such events are placed to attract members attention and are usually not placed with the reports. We would appreciate these reports by Monday following the board meeting. Your reports make Bayshore a better place. If members have access to regular information on what their committees and directors are doing we reduce conflict caused by lack of and/or misinformation.

Directors

Financials, Facilities Manager Report, Nomination Committee, and Duties and Responsibilities of Individual Board Members were items in the minutes that were not on the agenda and therefore were reported in the section for Board reports not in the agenda. A question for the directors--should some or all of these reports be included on the agenda? This would allow the Breeze to have all committee/director reports in one section and place information directed at members in a place it would be more readable? If financials are data that the Board does not want shared, I understand. If they can be shared, it should be included in the agenda package. Facilities Manager Report is a monthly report of all the good work done each month. I think members would benefit a report showing what our manager does each month. The Nomination Committee, and Duties and Responsibilities of Individual Board Members reports were excellent and should have been shared in a more readable section of the Breeze which will be done in the April issue. I ask the directors to consider and advise. Keep in mind the Breeze is more readable by placing key articles in readable locations.

¹ The road district is not officially part of Bayshore Beach Club. The road district was created to maintain the roads in Bayshore with road tax funds from the county based on the total miles of roads in Bayshore. Not only are Bayshore roads better maintained by the road district. The road district has provided assistance to Bayshore during times the sand was invading roads and lots in Bayshore.

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Budget Committee (Mary Lou Morris, Chair; Mel Blecher; Norman Fernandes; Jerry Musial [ex officio]; Kathi Loughman [ex officio])

Committee member Mel Blecher presented. The 2018-2019 budget with and without a dues increase was reviewed. The proposed budget will be presented for Board approval at the June meeting. Suggestions and recommendations will be taken until then. The Contingency Fund is higher than in past years in case of cost overruns in the replacement of the Clubhouse roof.

Nominating Committee (Skip Smith, Chair; Rose Bradshaw; Deb White; Karin Couch)

Committee Chair Skip Smith presented. He reported that Bayshore has five (5) candidates on the ballot for the four (4) Director positions available. No one from Division 7 is on the Board or on the ballot. Member Norman Fernandes thanked Director Smith for participating and speaking at the Potluck O'Gold event.

UNFINISHED BUSINESS

Status of street lights

President Blecher reported that there are nine (9) street lights left in Bayshore. There have been a few complaints, but most feedback has been positive.

Insurance Review

At the Board's request, member Eddie Benson reviewed Bayshore's insurance accounts. He requested permission to present Bayshore's existing policies and insurance needs to another company. The coverage and policies are being reviewed now, and Bayshore may receive another quote in mid-May. Director Smith would like to see "replacement value" in the coverage. This will be checked on before renewal or change of coverage.

NEW BUSINESS

Set dates for pool opening and closing

Proposed pool dates for 2018

Open Wednesday, May 23rd

Close Sunday, September 16th

MSP

Director Smith moved, and it was seconded, to approve the proposed pool dates for 2018. Motion passed unanimously.

FDIC

President Blecher addressed the Board informing them of information provided by Jerry Musial, Bayshore's accountant. In June the HOA dues billing will be coming in, putting Bayshore over the FDIC limit of protection and leaving Bayshore vulnerable in case anything happens. They have been investigating brokerage CDs to lessen the risk, just in case. Reasons for acquiring brokerage CDs include spreading the FDIC coverage to cover all of Bayshore's funds, it helps with cash flow, and pays three to four times more in interest rates. President Blecher is requesting approval to open a brokerage CD account at Columbia Bank when the money starts coming in in June. He would also like to move the existing CD from Oregon Coast Bank to Columbia Bank to receive a better interest rate. There was a discussion in which questions were asked and answered. Who would the signatories be on the brokerage CD account? Is there a fee? What is the risk? The signatories would be the same as on our existing accounts. There is no fee. The risk is very low.

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|---------------------|-------------------|
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MSP

Director Smith moved, and it was seconded, to approve opening a brokerage CD account at Columbia Bank in June, or after the May 2018 Organizational Meeting. More discussion followed.

Motion passed unanimously.

President Blecher thanked Robin Adcock for sharing her thoughts regarding Frank Miller.

The meeting was adjourned at 1:58 PM.

Minutes prepared by Kathi Loughman

DRAFT

Legend for Motions

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