

**Bayshore Beach Club, Inc.
Annual Members Meeting
May 19, 2018**

In attendance:

Mel Blecher, President	Division 4
Mike McReynolds, Vice President	Division 6
Pat Johnson, Corporate Secretary	Division 1
Skip Smith, Director	Division 3
Michael Bradshaw, Director	Division 3
Ann Turner, Director	Division 7

Absent:

Terry Pina, Director	Division 2
Phillip Arnold, Director	Division 5

Board President, Mel Blecher, called the meeting to order at 1:00 PM.

Director nominations open to the floor

President Blecher asked for nominations from the floor. There were none.

Secretary-Treasurer Kathi Loughman verified that a quorum of members was present, in person and/or by proxy.

Closing of Election of Directors

President Blecher announced that since there were no nominations from the floor, the nomination of Directors was closed.

Counting of the Ballots

Corporate Secretary Pat Johnson and member volunteers began the counting of the ballots. Bayshore extends its gratitude to our member volunteers.

Member Comments

Member Mark Thompson addressed those assembled, stressing the love of community. He stated that what was best about Bayshore was the deep blue sea, the location, weather, people and volunteers. He said that we all make mistakes, and that forgiveness is very important, that the ability to "let it go" is extremely important for well-being. He then showed a picture of a view of the sea and a roof top, stressing the importance of neighbors keeping views open.

Remarks from the President

President Blecher thanked all of the Bayshore volunteers and committees. He commended Rose Bradshaw and the newly re-formed Social Committee for doing a great job of improving the community feel of Bayshore. He then informed those present that the new roof for the

Legend for Motions

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W -Withdrawn	A -Amended

Clubhouse will start going up within the next week. While the roof is being replaced, the parking lot behind the Clubhouse will be closed to parking to facilitate the work. He also informed the members that the transition to the new Facilities Manager is going well.

More Member Comments

Member Bobbie Lewis addressed the membership. She stated that she was a new member as of 2016. She lives in Alaska full time, and comes to Bayshore a few weeks a year. She wanted to know what paying the HOA dues does for her. She had concerns/complaints regarding speed bumps in the road, street lights, and vacation rental dwellings being over-crowded, loud and having too many cars at the homes. She also asked if homes could have more than two bathrooms as per the C&Rs. The complaint procedure regarding vacation rental dwellings was explained to Ms. Lewis. Complaints should first be reported to the name of the contact indicated on the signage of the vacation rental home, signage that is required by Lincoln County to be posted in clear view. If no satisfaction results from the first complaint, the complaint can then be made to the Sherrif's Office. An owner can have their license revoked if too many verified complaints are filed. Daniel Collier of Meredith Lodging, who also attended the meeting, addressed the issues brought up regarding the vacation rental dwellings and explained how they responded to complaints of ordinance violations. He also encouraged people to report any problems at vacation rental dwellings being managed by Meredith to the company, which is the contact for the homes they manage.

Announcement of results for the 2018-2019 Board of Directors

At 1:20 PM Corporate Secretary Johnson provided the ballot count to President Blecher who announced the results of the election.

Board of Directors

Candidate Phillip Arnold	Division 5	154 votes
Candidate Mark Cook	Division 1	146 votes
Candidate James Davis	Division 5	125 votes
Candidate Jackie Russel	Division 2	117 votes
Candidate Sydney Ewing	Division 2	99 votes
Write In Marv Waterstone		1 vote

Candidates Phillip Arnold, Mark Cook, James Davis and Jackie Russell are the newly elected members of the 2018-2019 Board of Directors.

All newly elected Directors were elected for three (3) year terms.

The meeting was adjourned at 1:27 PM.

Legend for Motions

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

**Bayshore Beach Club, Inc.
Annual Board of Directors Organizational Meeting
May 19, 2018**

In attendance:

Pat Johnson, Director	Division 1
Mark Cook, Director	Division 1
Jackie Russell, Director	Division 2
Skip Smith, Director	Division 3
Michael Bradshaw, Director	Division 3
Mel Blecher, Director	Division 4
James Davis, Director	Division 5
Mike McReynolds, Director	Division 6

Absent:

Phillip Arnold, Director	Division 5
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Call to order with newly elected Directors and verification of quorum

Director Mel Blecher called the meeting to order at 1:30 PM, and verified that a quorum was present.

Election of Officers; President, Vice President, Corporate Secretary

Director Smith made the following nominations for Board Officers:

President	Mel Blecher
Vice President	Mike McReynolds
Corporate Secretary	Pat Johnson

Director Johnson declined the nomination for Corporate Secretary.

Director Smith then made the following nominations for Board Officers:

President	Mel Blecher
Vice President	Mike McReynolds
Corporate Secretary	Mark Cook

The nominees were all elected unanimously. Director Mel Blecher then assumed his duties as President.

Set membership dues for fiscal year 2018-2019

President Blecher stated that the current HOA dues are \$240.00 per year, and inquired of the Directors if they should increase the dues by the allowed \$10.00 to \$250.00 per year. When asked why an increase should be considered, he pointed out that the Clubhouse is over forty

Legend for Motions

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

years old, and that an unexpected repair could be extremely costly, while the costs of maintaining the building have increased. A discussion followed.

MSP

Director Smith moved, and it was seconded, to increase the yearly HOA dues amount by the allowed \$10.00 per year, increasing the dues amount from \$240.00 to \$250.00. Motion passed unanimously.

NEW BUSINESS

Appointment of Secretary-Treasurer

MSP

Director Smith moved, and it was seconded, to appoint Kathi Loughman as Secretary-Treasurer. Motion passed unanimously.

Committee Appointments

President Blecher asked if there were any volunteers interested in serving on any of the Committees for the upcoming year. Director Russell and Corporate Secretary Cook expressed an interest in possibly sitting on the Planning Committee. Planning Committee member Robin Adcock invited them to sit in on a Planning Committee meeting to gain further knowledge as to the Committee's functions and actions. President Blecher stated that another Committee that needs additional members is the Long Range Planning/Physical Assets Committee.

Road District Request

President Blecher informed the Board that the Road District had made a request. They are working to make two intersections in Bayshore safer. One of the changes is to relocate the stop sign on Oceania, which is now located just north of the Clubhouse driveway, to a place closer to the intersection and cross walk. This move would require the removal of the parking spot just south of the Clubhouse driveway. While the placement of stop signs is a Road District decision, the removal of the parking spot is a Board of Directors decision. A discussion followed, after which the Board agreed to the removal of the parking spot just south of the Clubhouse driveway.

Set Orientation meeting date for new Directors

President Blecher announced that the date of the Orientation will be decided after coordinating with Directors and those who will be assisting in the Orientation. Director Smith stated that he would like to add a tour of the facility to the Orientation.

President Blecher then addressed the Board stating that the Bylaws set the number of Directors as being no less than five and no more than nine and the terms of the Directors would be three-year staggered terms with no more than three terms expiring in any year. A few years ago, this went out of sync resulting in four Director openings in 2018. To bring this back in sync, Director Russell volunteered to serve a one-year term instead of the normal three years. The Board accepted her offer and thanked her for volunteering. President Blecher then stated from here on the Board will keep track of the term years, even for vacant positions, and will always have

Legend for Motions

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three positions expire each year. The Policies and Procedures Committee will review the P & P to make certain that they reflect the Bylaws.

The meeting was adjourned at 1:51 PM.

Minutes prepared by Kathi Loughman

DRAFT

Legend for Motions

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P -Passed	F -Failed
W -Withdrawn	A -Amended