

**Bayshore Beach Club, Inc.
Board of Directors Meeting
September 15, 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
James Davis, Director	Division 5

Absent:

Mark Cook, Corp. Sec.	Division 1
Jackie Russell, Director	Division 2

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 2018 meeting. There were none, and the minutes were accepted as submitted.

MEMBER COMMENTS

Member Mark Thompson addressed those present regarding trees in Bayshore. He explained how the program works and noted the need for members to be responsible home owners. He requests that everyone "take care of your trees." He also stated that the system currently in place works.

REPORTS

Financials

The financial reports for August 2018 were accepted as submitted. President Blecher reminded members that copies of financial reports are available to members on request.

Planning Committee (Mary Lou Morris, Co-chair; Norman Fernandes, Co-chair; Robin Adcock; Deanne Cook; Phillip Arnold)
Committee Member Robin Adcock presented.

STATS 8/14/18 to 9/04/18

TREES

Summary
5 New complaints
5 Info letters
2 NV letters

Legend for Motions

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W -Withdrawn	A -Amended

4 Personal contacts
13 In process
1 Done

VEHICLES

Summary
2 In process
1 Done

OTHER

Summary
1 New complaint, propane tank
1 Info letter for propane tank
1 NF, unkempt house, received response
2 Personal contacts
4 In process
1 Done

CONSTRUCTION

Summary
Approved – 2 decks/hot tub, 1 enclose deck, 1 clear lot, 2 fence, 1 paint house, 1 new house, 1
garbage can enclosure, 1 paint deck
5 Personal contacts
45 In process
11 Done – 1 roof, 2 fence, 3 paint, 1 paving, 1 siding/paint, 1 deck, 1 enclose deck, 1 clear lot
1 Withdrawal - deck

PERMITS

Summary
1 RV Approved

NOXIOUS WEEDS

Summary
1 New complaint
2 NV
1 Personal contact
5 In process

Long Range Reserve & Physical Assets (Chair, Michael Bradshaw; Mel Blecher, Board Liaison)

Committee member Mel Blecher reported that Bayshore has received a proposal from Spectrum to provide high-speed internet (100 MB), cable and phone service (including long distance). The proposal, with a 2-year locked in rate, would save Bayshore approximately \$75.00 to \$100.00 monthly. Still working to ensure that any change in services would be seamless. The Committee recommends changing service providers from the existing providers to Spectrum. A discussion followed.

Legend for Motions

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W-Withdrawn **A**-Amended

MSP

Director Smith moved, and it was seconded, to accept the Committee's recommendation and to switch Bayshore's internet, cable, and phone services to Spectrum.
Motion passed unanimously.

Facilities Manager

No report.

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

No report.

Policies and Procedures (Co-Chairs, Bobbie MacPhee & Vivian Mills; Skip Smith)

Committee member Skip Smith presented. At last month's Board meeting, the Planning Committee requested that the following wording be added to the Policies and Procedures manual: "Current property owners are not responsible for violations committed by previous owners. If current property owners make changes or improvements, they must be up to current (county) code." The Board passed this matter on to the Policies and Procedures Committee for follow up, study and possible re-wording. The Committee responded that "Due to the possibility of liability issues arising at some time in the future regarding this wording, the Policies and Procedures Committee recommends that the Board of Directors seek a legal opinion on this matter." President Blecher reported that he had spoken with the attorney and that the attorney is looking into it and will provide suggested wording.

Social Committee (Rose Bradshaw, Chair; Deb White; Paula Brubaker)

No written report submitted this month, but Committee Chair Rose Bradshaw would like to remind everyone of next month's Halloween Bash. President Blecher thanked Rose and the Social Committee for the treats provided for the meeting.

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

No report this month.

UNFINISHED BUSINESS

Further consideration of RV parking in east parking lot

President Blecher requested member input/comments on the issue. There were no comments from the members present. President Blecher then asked the Board if RV parking in the east lot should be allowed. There was no motion to approve.

Further discussion regarding Art Faire

There was discussion by the Board about whether or not the rental of the Clubhouse for an Art Faire is allowed. As per the Bylaws, "The premises of the Bayshore Beach Club shall not be rented to any commercial or non-commercial organization for soliciting orders for, or the actual sale and delivery at the time of the meeting, of any material item or service." Director Bradshaw stated that in his opinion, this would need to be forwarded to the attorney for a legal opinion. President Blecher then asked the Board if the rental of the Clubhouse for an Art Faire should be allowed. There was no motion to approve.

Legend for Motions

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NEW BUSINESS

Collection procedures

President Blecher explained the existing procedure. Bayshore has a contract, signed in 2009, with an agency that has expertise in pursuing past due HOA assessments. There are currently just a few accounts in collections with them, one of which has been closed out by Bayshore but the agency is still pursuing payments for their own legal fees. The company follows up with past due accounts, sometimes for years. If accounts are deemed uncollectible, or closed, it could result in large fees for Bayshore. President Blecher feels that Bayshore should continue to use them on a very selective basis. He doesn't suggest cancelling the contract since that may result in large fees for Bayshore, as well. Bayshore will continue to add late fees and finance charges, and file liens and amended liens and the costs incurred in filing such liens, to all past due accounts.

Office Printer

President Blecher informed the Board that there are problems with the existing office printer, which was obvious as seen on the handouts that were given to the Directors and available for members at the meeting. The printer is only two years old. He inquired if it would be better to try to have the printer repaired or purchase a new one. The cost of the printer was approximately \$700.00. The cost to repair it may cost more than half that amount. There followed a brief discussion. President Blecher stated that he would look into a possible repair and get back to the Board.

Appointment of new Director

Director Bradshaw introduced member Bill Nightingale. He is a new member who purchased a lot in Division 7 in February 2018 and is building a home on the lot. Mr. Nightingale addressed the Board and the members present stating his interest in filling the vacancy on the Board as a Director representing Division 7. He is a nursing student who retired from the police department. He has twenty-five years of experience in emergency services. He has no experience sitting on a Board, which it was noted may be a good thing. Mr. Nightingale and his wife currently live in Silverton, and would come to Bayshore for the monthly Board of Directors meetings.

MSP

Director Bradshaw moved, and it was seconded, to appoint Bill Nightingale to the Board of Directors representing Division 7. As an appointee to the Board, his term would expire in 2019, at which time he could run for re-election.
Motion passed unanimously.

Director Nightingale then joined the other Directors at the table.

Executive Session

The Board adjourned to Executive Session at 1:37 pm.

The Board reconvened at 1:45 pm.

President Blecher announced that the Executive Session had been called to discuss the recent sporadic office hours due to the office manager's family health problems. He stated that the Board was not being critical of the office manager, they were just trying to figure out what could

Legend for Motions

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be done if and when she was out of the office. They discussed the possibility of having someone available to cover the phones. They are attempting to arrange for one or two people who would be willing to come in when necessary to answer phones and to greet people coming into the office. This would be a paid, part-time as needed position.

The meeting was adjourned at 1:49 PM.

Minutes prepared by Kathi Loughman

DRAFT

Legend for Motions

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