

**BAYSHORE BEACH CLUB, INC.
ANNUAL MEMBERS MEETING**

Saturday, June 15, 2019

1:00 PM Clubhouse

In attendance:

Mel Blecher, President	Division 4
Mike McReynolds, Vice President	Division 6
Hollis Ferguson, Director	Division 1
Terry Pina, Director	Division 2
Michael Bradshaw, Director	Division 3
Phillip Arnold, Director	Division 5
James Davis, Director	Division 5
Bill Nightingale, Director	Division 7

Absent:

Mark Cook, Corp. Sec.	Division 1
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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 May 2019 meeting. There were none, and the minutes were accepted as submitted.

Member Comments

There were no member comments.

REPORTS

Financials

The financial reports for April 2019 and May 2019 were accepted as submitted.

Planning Committee (Mary Lou Morris, Co-chair; Norman Fernandes, Co-chair; Robin Adcock; Phillip Arnold; Tim Brubaker)

Committee Member Robin Adcock presented.

STATS Report from 3/12/19 to 6/9/19

TREES

Summary

5 New Complaints

4 Follow-up Letters

3 Info Letters w/Pictures

1 NF Letter

18 Personal Contacts – Phone Calls, Emails and In Person

6 In Process

6 Done

Legend for Motions

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W -Withdrawn	A -Amended

VEHICLES

Summary

- 5 New Complaint – 5 RVs, 4 for Same Address
- 1 New Complaint – Vehicle Not Moved
- 1 New Complaint – Oversized Boat (Repeat Violation)
- 1 NF Letter - Boat
- 5 Personal Contacts – Phone Calls, Emails and In Person
- 4 In Process
- 4 Done – 2 Utility Trailers and 2 Boats

Reviewed/Discussed Suggested Changes to RV Guidelines – Scheduled for July BOD Meeting

OTHER

Summary

- 4 New Complaints – Unkempt Properties, 2 for Same Address
- 1 New Complaint – Outside Lights
- 1 New Complaint – Multiple Antennas
- 1 New Complaint – Basketball Hoop in Street/Children Playing in Street
- 1 New Complaint – Propane Tank
- 1 Vacation Rental Sign
- 5 Info Letters for Unkempt Lots, Multiple Antennas, Basketball Hoop/Children in Street, Propane Tank
- 12 Personal Contacts – Phone Calls, Emails and In Person
- 10 In Process
- 3 Done – 1 Unkempt Lot, 1 Dog and 1 Outside Lights

NOXIOUS WEEDS

Summary

- 4 New Complaints – 1 for Multiple Properties
- 3 NV Letters
- 3 Requests to Check Property
- 6 Personal Contacts – Phone Calls, Emails and In Person
- 2 In Process
- 2 Done

Discussed and Prepared Notification for Annual Member Packets

CONSTRUCTION

Summary

- 37 Approved – 8 Fences, 6 Decks, 3 Garden Sheds, 3 Propane Tanks, 5 Houses, 1 Siding, 1 Garbage Can Enclosure, 3 Roofs, 3 Paint, 1 Extend Garage, 1 RV Packing During Construction, 1 Handrails/Steps and 1 Greenhouse
- 3 Height Variance Requests
- 2 Follow-up Letters – Propane Tank
- 2 Info Letters – Fence/Deck W/O Approval

Legend for Motions

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

1 NV Letter – Garage
1 Denial Letter for Height Variance
22 Personal Contacts – Phone Calls, Emails and In Person
55 In Process
27 Done – 1 Sheds Removed, 6 Houses, 1 Elevator, 1 Garden Shed, 4 Fences, 1 Garbage Can Enclosure, 4 Propane Tanks, 2 Paint, 6 Decks and 1 Siding
1 Withdrawal – Fence/Paint

PERMITS

Summary

Approved – 1 RV and 3 Boat

President Blecher inquired how much Bayshore charges for a Height Variance Request. He was informed that the charge is \$150.00. Robin Adcock and Kathi Loughman then outlined the process. It was remarked that Bayshore is not charging enough and wondered how the fee could be increased. It was the consensus of the Board to suggest that the Planning Committee review the fee. There was also a question as to how long an approved height variance is good for. It was discussed that there is a six (6) month timeline to complete approved construction projects. It was asked if that six (6) month timeline was noted on the approved plans/paperwork that is/are returned to the owners.

MSP

President Blecher moved, and it was seconded, to have the Planning Committee review the Height Variance Request fee and to suggest a possible increase. Motion passed unanimously.

Facilities Manager

Facilities Manager Bob Tunison presented.

MACKY PARK - BASKETBALL EQUIPMENT/TENNIS COURT GATE/FENCE REPAIR/SWING SET:

The new basketball pole, backboard, and net have been installed at Mackey Park. Fence repairs have been completed on the tennis court fence. The tennis court gate (as well as the fence itself) has sustained continued vandalism. As a result, a decision was made to no longer lock the gate which will, hopefully, result in preventing vandalism in the future. A new gate latch was installed to replace the one that was broken through vandalism. In addition, a new “infant swing” has been installed on the existing swing set.

ANNUAL BAYSHORE “CLEANUP DAY”:

This annual event on Saturday, April 26th, went very smoothly. The change back to renting large trash containers proved to be successful enough to warrant their use again next year.

FINAL CARPETING/FLOORING STATUS:

All work has been completed on the new carpeting and linoleum flooring in both the Activity Room and the Facilities Manager’s apartment.

Legend for Motions

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

TREE/BRANCH REMOVAL:

A tree located approximately 100-yards inside the Bayshore entrance off of highway 101 has been removed. The tree was leaning over the roadway and created a potential hazard of being felled over the roadway due to periodic high winds. Also, a large branch on the evergreen at the clubhouse was removed. The branch was encroaching on the walkway and presented a problem with the installation and operation of the new sprinkler system.

NEW BAYSHORE GRILL:

A new propane grill has been purchased for use by member events at the clubhouse.

NEW SOUNDBAR:

A new soundbar has been installed on the ballroom TV in order to correct sound issue problems.

FLOOR REPAIR:

A floor edge strip has been replaced on the transition from wood flooring to carpeting from the dining room to the ballroom. This strip was damaged during a Bayshore event.

POOL UPDATES:

New chaise lounge cushions have been purchased for the pool area. The entire pool deck and adjacent patio deck have been pressure washed to eliminate a severe black algae problem that developed over the winter. A SiriusXM satellite radio and new speakers have been installed in the pool area. The fountain in the pool patio area has been repaired.

PLUMBING REPAIRS:

Sink repairs have been completed in the Activity Room janitors closet as well as the sink in the filter room area.

UPCOMING PROJECTS:

The completion of the sprinkler system is anticipated in the next two weeks. In the Fall, topsoil will be added to the grass areas surrounding the pool and the entire area will be re-seeded. The improved condition of the lawn, shrubbery, and plants in this area will be most pronounced in the Spring and Summer of 2020.

The conversion of our wireless, battery-operated security camera system to a “hard-wired” system will be completed during the pool season. Once completed, the entire system will be both monitoring and recording activity in the clubhouse on a 24/7 basis. It is anticipated that copies of the recordings will be retained on the system’s DVR for at least the previous 30-days.

NEW BASKETBALL COURT PROPOSAL:

Three bids are being solicited for the re-surfacing, expansion, and lining of the present basketball court as well as the addition of two concrete slabs for picnic tables outside of the tennis court. These bids will be submitted to the board for approval at the July Board Meeting.

TENNIS COURT:

A new center-net anchor will be installed in the tennis court. Also, the entire surface of the tennis court will be pressure washed to restore the courts appearance.

Legend for Motions

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ACTIVITY ROOM FIXTURES:

The current ceiling lighting in the Activity Room lacks the ability to provide light throughout the room. New light fixtures will be installed (in-house) prior to the next Board Meeting.

Communications

Committee Chair Bob Mowrer presented.

Communications Committee Report

June 2019

Directors:

The April 2020 Breeze will be my last edition as your Breeze editor. And, I would like to share some parting words. Eleven years ago, in the 2008 Breeze, I shared my goals.

(<http://members.pioneer.net/~baybeach/BreezeIndex.html>)

These included informing members of current issues and encouraging communication by exchanging ideas and answering questions. In more recent years, I investigated some of our bylaws that had been misinterpreted and/or disregarded and reported about them.

More specifically, I have tried to provide the best information possible to members regarding:

- 1) Committee activities
- 2) Board of Directors' communications and actions
- 3) Bayshore's guiding documents that require directors, committees, and other groups/individuals to honor the codes and restrictions of Bayshore.
- 4) Sharing life in Bayshore: pictures, reports by and for members including book club, movie night, and social committee reports, as well as unique happenings such as boats washing ashore.

As I look ahead to 2020, I ask Directors, committees, and members to think and talk about:

- 1) What is/should be the role of the Breeze in the future?
- 2) Who might be willing to assume its editorship?
- 3) Do Directors and members understand the need for members to be informed by more than the Board agenda and minutes? More than one ineffective Board managed to hide their lack of leadership by reporting little in the minutes and doing without an effective agenda.

Facilities Manager Bob Tunison and Social Committee Chair Rose Bradshaw wrote their reports directly to and in detail for members. And, in their description, they showed, not only told, about their work. Some committee reports written for directors provide data and details directors can understand but are not easy for members to understand. I hope committees will chose to supplement BOD reports with reports speaking to members to help them understand the good work they are doing.

I hope Directors will encourage the other committees to follow the example above and provide additional information to members, when appropriate, beyond the traditional BOD reports. This will help members better understand the committees' work and the need for action when necessary.

Informing members is easier and more effective when the President, Directors, and committees function cooperatively and report to members frequently. If committees expect members' support they need to communicate with members as well with directors.

I hope the BOD will use the 2019-20 fiscal year to define responsibilities for and appoint a Breeze editor who will maintain and improve communication with members.

Do Directors and members understand the need for members to be informed by more than the Board agenda and minutes? More than one ineffective Board managed to hide their lack of leadership by reporting little in the minutes and doing without an effective agenda.

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Least Understood Committees

- Policies and Procedures
- Budget
- Long Range Reserve & Physical Assets
- Road District

Committee Chair Bob Mowrer would like to encourage the above Committees to write an explanation of what they do for publication in the Breeze. He also stated that he has appreciated his time working on the Breeze and announced his intention to retire in April 2020. He is looking for someone to take over the project. He encouraged anyone interested to contact him.

Budget

Committee Member Mel Blecher presented the proposed budget for fiscal year 2019-2020 which reflected the \$10.00 decrease in the HOA dues for this fiscal year.

MSP

President Blecher moved, and it was seconded, to approve the proposed 2019-2020 budget. Motion passed unanimously.

President Blecher volunteered, and was approved, to serve as Budget Coordinator for the upcoming year. He then invited all interested Directors to attend the Budget meetings if they were interested.

Vice President Mike McReynolds then volunteered, and was approved, to serve as the Board representative on the Policies and Procedures Committee.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Reader Board

The Reader Board at the entrance to Bayshore was discussed. It was remarked that the board looked dated and was too small for the signs posted in it to be read easily and seems impractical. Should it be removed or replaced? Members are invited to comment on and offer their suggestions regarding the Reader Board. The Board recommended its removal based on member feedback.

MSP

President Blecher moved, and it was seconded, to approve the removal of the Reader Board within ninety (90) days unless member input suggests otherwise.

Yea Votes: Mel Blecher
Mike McReynolds
Hollis Ferguson
Terry Pina
Phillip Arnold
James Davis
Bill Nightingale

Legend for Motions

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

Nay Votes: Michael Bradshaw
Motion passed.

Adopt/change BOD Planning Calendar

The Board of Directors Planning Calendar was reviewed. There were no suggestions for any changes.

The Board then addressed suggestions for revisions to Policies and Procedures regarding Clubhouse privileges submitted by Facilities Manager Bob Tunison and the Bayshore Social Committee.

CLUBHOUSE PRIVILEGES

1. All members and guests must adhere to the posted pool and activity room rules, and follow the directions of the Bayshore Beach Club employees.
2. A schedule of swim times (adult, family, etc.) will be available at the pool attendant's desk.
3. The member is responsible for the conduct of all persons utilizing his/her cards as well as any resultant damages.
4. Following such an incident as described in #4 above, the involved staff member will prepare and deliver a written incident report to the Pool Manager within 24-hours of the incident. The Pool Manager shall review the report with staff members and forward the report and his/her recommendations to the Board within 7 calendar days of the incident. The Board may elect to suspend or restrict a member's pool/clubhouse privileges but only after giving the member written notice and an opportunity to be heard either in person or in writing. Notice of the opportunity to be heard must include a copy of the incident report.
5. Children under 14 years of age must be accompanied by an adult (18 or older) for pool and recreation room use and may not be left unattended.
6. Swimming and poolside privileges may be limited to two hours per day per person during busy times.
7. **Member access to the top floor of the club is restricted to use by regularly scheduled group activities scheduled by the Facilities Manager or by special member events scheduled through the Bayshore Office. Any other use of the upstairs facilities must be coordinated and approved by the Facilities Manager but will not, in any event, include the use of the kitchen or the availability of food during such instances. During use of the upstairs facilities, members and/or guests are not permitted to move furniture from their current locations or connect or disconnect**

Legend for Motions

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audio/visual equipment (i.e., TV) or adjust TV settings to accommodate special needs unless previously approved by the Facilities Manager.

- 8. Purchasers of pool passes are permitted access to the pool, locker rooms, and activity room only.**
- 9. The Clubhouse maintains a supply of tennis rackets, ping pong, and other sports equipment which is available for use by members only and which can be signed out at the pool attendant's desk during the pool season.**

(Ref: By-Laws ART II, III & IX, ORS 65.167 & ORS 94.630)

The Board discussed clarification of who can use/rent the Clubhouse and under what conditions. It was pointed out that this was outlined in the Articles of Incorporation, but that it should also be clarified in the Policies and Procedures.

MSP

President Blecher made the motion, and it was seconded, to send the recommended/suggested changes/revisions to the Policies and Procedures Committee for review and recommended changes and proper wording.

Motion passed unanimously.

The meeting was adjourned at 1:38 PM.

Minutes prepared by Kathi Loughman

Legend for Motions

M -Motion	S -Second
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W -Withdrawn	A -Amended