

**BAYSHORE BEACH CLUB, INC.
BOARD OF DIRECTORS MEETING**

Saturday, September 21, 2019

1:00 PM Clubhouse

In attendance:

Mel Blecher, President	Division 4
Mike McReynolds, Vice President	Division 6
Hollis Ferguson, Director	Division 1
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
Terry Pina, 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 second draft of the minutes of the August 2019 meeting. There were none and the minutes were accepted as submitted.

REPORTS

Financials

The financial reports for August 2019 were accepted as submitted.

Kathi Loughman reported to the Board that there were 30 past due accounts that were not already in collections or have made payment arrangements. She attempted to contact all 30 past due accounts by phone on 9/12/2019 and 9/13/2019. She spoke with five of those contacted and left voice mail messages for seven others. 18 calls were unanswered, had no voice mail, were not valid, or phone numbers were not supplied. 18 past due courtesy notices before a lien is filed were sent out on 9/13/2019. The remainder of the letters will be sent next week if no payment has been received. If payment is not received by 10/31/2019, liens will be filed. As of 9/20/2019 four past due payments have been received.

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

Committee Members

President Blecher discussed membership on the Planning Committee. Policies and Procedures states that no contractor or real estate professional should be on the Committee. It had been reported that one of the Planning Committee members was previously a licensed contractor. It was also reported that the committee member only did interior work, no exterior construction.

Legend for Motions

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W -Withdrawn	A -Amended

Because the Planning Committee only addresses exterior construction, there is no conflict. Comments were requested from the Board. After discussion, and assurance from the committee member that no exterior construction work had been, or will be, done, it was agreed that that there was no conflict.

Stats

Committee Chair Mary Lou Morris then presented the quarterly stats report.

Planning Committee STATS Report from 6/10/19 to 9/9/19

TREES

Summary

13 New Complaints
4 Follow-up Letters
5 Info Letters w/Pictures
1 Second NF Letter
13 Personal Contacts – Phone Calls, Emails and In Person
9 In Process
7 Done

VEHICLES

Summary

4 New Complaints – 3 RVs, 1 Unlicensed Vehicles
2 Letters RV Permit Rescinded and NV
3 Info Letters – 1 Unlicensed Vehicles, 2 RVs
3 Personal Contacts – Phone Calls, Emails and In Person
5 In Process
3 Done – 1 Unlicensed Vehicles, 1 Vehicle on Property, and 1 RV

OTHER

Summary

3 New Complaints – Unkempt Properties
1 Info Letter – Unkempt Property
2 NV – Sandbags and 1 Unkempt Property
2 Follow-up Letters – 1 Outside Lights and 1 Propane Tank/Fence
8 Personal Contacts – Phone Calls, Emails and In Person
6 In Process
4 Done – 2 Unkempt Lots, 1 VR Sign and 1 Propane Tank

NOXIOUS WEEDS

Summary

2 New Complaints
1 NV Letter
1 NF Letter
7 Personal Contacts – Phone Calls, Emails and In Person
1 In Process

Legend for Motions

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

2 Done

CONSTRUCTION

Summary

40 Approved – 10 Fences, 7 Decks, 2 Garden Sheds, 1 Wall Around Septic, 2 Sheds, 1 Propane Tank, 4 Houses, 8 Paint, 1 Siding, 1 Roof, 1 Garage Doors, 1 Glass Deck Panels and 1 Enclose Patio

3 Height Variances Approved

1 Info Letter - Paint

2 Follow-up Letters –1 More Info Needed for Approval and 1 Letter Regarding HV

1 NV Letter – Construction Without Approval

24 Personal Contacts – Phone Calls, Emails and In Person

73 In Process

27 Done

PERMITS

Summary

Approved – 4 RV and 4 Boat

Request for fine

The Board then reviewed the Planning Committee's request for a fine. An overview of the issue, regarding a returning RV after the permit was rescinded for not abiding by requirements, was presented. The RV has returned twice since the permit was rescinded and the possibility of a \$250 fine was explained. The Committee is requesting that the Board approve the fine if the RV returns again. They are requesting that the Committee may send the notice of fine before returning to the Board for further approval.

MSP

Director Ferguson moved, and it was seconded, to approve the request for a \$250.00 fine upon another infraction without returning to the Board for approval, with the stipulation that this method of fining is being applied only to this particular infraction.

Motion passed unanimously.

Appeal of Height Variance Request decision

Member Bob Henry presented, representing those members opposed to the approval granted for a height variance on Bayshore Loop. Some of the concerns stated were that the 300' radius, which covers the members who are to be notified in writing of any height variance request, as established in Bayshore's governing documents, is insufficient. He stated that views affect all of the property values in Bayshore. He stated that loss of views would result if the variance approval was not rescinded and that the owner would still have a view if the home was built to the required 15'.

Owner of the property, Jeannie Wallin, responded. She reported that whatever is built on the lot will affect views. They spoke with the member who would be most affected, and she had approved the request after the Wallins agreed to relocate the home on the lot. Ms. Wallin stated that they had redesigned the house to intentionally reduce the affect and had minimized impacts on the view.

Members Judy Fuller, Aletha Harlow, Charles Metcalf and Mike Fuller also spoke against the height variance.

Legend for Motions

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

Planning Committee member Tim Baker addressed the Board and reported that granting the approval had been a “very tough decision” and they had spent a great deal of time coming to their decision. They had reviewed all the responses that had been received, considered the fact that three other height variance requests had been approved in the same area, and visited the location of the current request.

A discussion followed. Director Nightingale asked if the request had been approved by the Planning Committee and was informed that it had. He was also informed that the average original grade (AOG) was below street level. There was discussion regarding the story pole and whether or not it had been placed correctly. President Blecher stated that he had visited the property, reviewed the process, and had spoken with and discussed the issue with the Planning Committee as well as members opposing the request. He informed those present that the owner could build a slightly smaller home which would not require a variance and would still have a 15’ roofline, which would result in the blocking of the same views.

President Blecher then called the question: is the Board was going to abide by the Planning Committee approval or rescind the approval. Director Nightingale stated that the Board should not contradict the decision of the Planning Committee. Director Bradshaw requested more information regarding the AOG, and it was outlined how the AOG was determined.

MSP

Director Ferguson moved, and it was seconded, to postpone the decision for further investigation and discussion. More discussion followed.

Yea votes: Michael Bradshaw
Hollis Ferguson
Mike McReynolds
Mel Blecher

Nay votes: Bill Nightingale
Phillip Arnold
James Davis

Appeal of horseshoe pit decision

Member Shelly Woodke addressed the Board and those present with a computer presentation. President Blecher then asked the Board if the horseshoe pit should be removed.

Yea: None

Nay: Mel Blecher
Mike McReynolds
Hollis Ferguson
Phillip Arnold
James Davis

Abstain: Bill Nightingale
Michael Bradshaw

Ms. Woodke was informed that the Planning Committee addresses construction and that landscaping is not part of their purview. The horseshoe pit in question is allowed.

Legend for Motions

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

Long Range Reserve & Physical Assets

Committee Chair Michael Bradshaw presented. He gave an update on the website with a computer presentation. He stated that the new website should start in January 2020. He recommends using Mochahost for a \$48 yearly fee and guarantee of 100% uptime. He was told that it “looks good, go for it.”

Director Davis left the meeting.

Facilities

This board report contains two proposals for the board both of which regard pool projects for the Bayshore swimming pool as well as a separate proposal for re-painting the container located at the northeast corner of Hilton Park.

Painting/Plaster repair of the pool:

The pool has not been painted in several years and is in need of painting as soon as possible and in any event prior to the opening of the 2020 pool season. When last painted, it was not properly done which is to say that the pool was not properly washed with muriatic acid, necessary plaster repairs made, and sanded prior to painting.

The attached quote from “Epoxy Finish LLC” is the only quote being presented to the board for two reasons. Although another quote has been received from the party who was contracted to do the last painting, etc., of the pool, I have serious questions as to the quality of work performed based on his last contract. Perhaps more importantly, this provider has no (to my knowledge) liability insurance as a resource for the Bayshore Homeowner’s Association. There is significant liability exposure to consider which will be outlined below. After an exhaustive research, I have concluded that there are no other possible providers for these services in the Waldport area or, for that matter, in either Oregon or Washington as a whole.

The reason the pool needs to be painted, etc., is not purely cosmetic. The wear and tear on the pool’s plaster finish has resulted in the exposure of several rough spots which are breeding grounds for severe algae blooms the most significant of which is black algae. On two occasions this season, the beginning signs of black algae appeared on the surface of the pool but were caught and chemically addressed prior to widespread problems which, if this occurred, would result in closure of the pool for a considerable period of time during our pool season. Other considerations for the need of repairs at this time are to address the re-plastering of many areas of the pool’s surface which had not been done in previous and successive “painting” episodes.

The attached quote includes the first required step which is to determine whether “pressure relief” valve(s) exist in either/both of the two main drains in the deep end of the pool. A professional diver did this examination last Saturday and appropriate valves were in place. It is important to note that these valves had their original seals in place

Legend for Motions

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

which indicates that they were not opened during previous occurrences of draining the pool. These valves serve the purpose of equalizing the pressure between the water table directly below the pool by draining that water into the pool during the draining of the pool. Without doing so, the very real risk develops having the pool “float” up from the pool deck level during or shortly after draining the pool. This is especially true in our area where the water table is very high. A pool that floats as a result of not having these valves open cannot be reversed or repaired resulting in the need of removing the existing pool and requiring the expense on installing a new pool including all water lines servicing the pool.

I have seen evidence of two pools which were serviced by Epoxy Finish LLC and in both instances the pool surfaces appear to be in remarkably good condition 8 to 10 years after the repainting/re-surfacing was completed.

I am recommending that the board approve this quote. If the board approves this quote, I intend to have the project begin prior to the end of October rather than waiting until the Spring of next year as both the high unpredictability of rain in the Spring and the possibility of not completing the project prior to the scheduled opening of the pool may become more problematic.

The second project I am proposing to the board for approval is the installation of an automated chemical system for the pool. Currently, we chlorinate the pool through the use of hockey-shaped pucks which included a level of cyanuric acid in order to make the chlorine less apt to succumb to the sun’s rays. This, in turn, raises the level of cyanuric acid in the pool to levels in excess of three times that of the maximum level recommended for and dictated by the Lincoln County Health Department. This high level of cyanuric acid in the water was responsible for the leak in the pool water pipes that necessitated a \$2,900.00 repair to the pool during the 2018 season. This new system uses liquid chlorine instead of the current form and completely eliminates the introduction of chlorine to the pool during chlorination. It also maintains a constant level of chlorine in the pool as well as regulating the PH level of the pool automatically.

The cost of purchasing, installing, and calibrating this system is approximately \$3,500.00 to \$4,000.00. It is estimated that the cost of this system will be recovered after the first 2 to 2-1/2 seasons of its use.

If approved by the board, I intend to have this project completed in the Spring of 2020 prior to the season opening date in mid-May of next year.

Legend for Motions

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

The last proposal of this report is in regard to the re-painting of the emergency supply container located near Hilton Park.

I have received a bid of \$1,500.00 to do this work from Darrin Goodrick who has proved to be an extremely reliable source of various jobs for the Bayshore Homeowner's Association.

Darrin's bid includes the pressure washing, sanding, taping, and spray painting of the container and is anticipated to be considerably less than a bid that would be received from a professional painting contractor. While this process is considerably more involved than merely painting the container by hand, the latter method would result in a non-professional appearance and, more importantly, a finish that would be subject to severe flaking and degradation on an accelerated basis.

DRAFT

Legend for Motions

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

Epoxy Finish LLC

13710 NE Fremont CT.
Portland, Oregon 97230
503-317-0817
Bonded and Insured

Proposal

to

Bob Tunison
C/O Bayshore Beach Club
August 17, 2019

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

The following are two proposals to refinish the swimming pool at Bayshore. In both proposals, all state-required depth markers will be included. It is the responsibility of the owners of Bayshore Beach club not Epoxy Finish LLC to comply with all state regulations, unless Epoxy Finish LLC is specifically contacted to do so or it is within the scope of the work.

Proposal #1

Epoxy Finish LLC will apply 2 coats of epoxy paint on the pool. Both on the "field" and the black lines.

The proposal includes:

- All prep and patching of the surface of the pool.
- All materials to apply the epoxy.
- All labor.
- We will replace the black lines on the shallow end steps with flat tiles that will be level with each step.

All details will be laid out on the contract.

The Weather is always a factor. With cure (dry) times this project will take 16 days.

Total Cost\$26,500.00

2 year warranty

Owners chose colors of White, dark blue or light blue.

Proposal #2

Epoxy Finish will remove all paint and plaster the pool.

- Put tile (6") on the water line around the pool.
- All tile depth markers will be place both on the deck and on the waterline. We will also place no dive tile markers on the deck in the appropriate places.
- Plaster the pool with white plaster.
- Tile will be placed on shallow end steps.

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

MSP

President Blecher moved, and it was seconded, to approve pool repairs as recommended by Facilities Manager, Bob Tunison.

Motion passed unanimously.

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

Committee Chair Melissa Chown presented.

Emergency Preparedness Cache

Next Opening

Next opening for the emergency preparedness cache will be Sunday October 13th, 4pm-5pm. Members are invited to come and place a personal supply tote in the cache, or just have a look at the container and community supplies.

If you would like to place your own individual supply tote in the cache, please contact the committee for the agreement with specifications in it. The specific tote to be used is Rubbermaid brand "Roughneck Storage Box" in 10 gallon or 14 gallons size. Let the committee know if you have questions about the totes, or you can purchase a tote from us if you have trouble finding one.

Accounting

The tote agreement was published in full in the July Breeze and several people noticed that it lists a \$10 annual fee for storage of totes in the container. When the cache was established it was decided that the tote fees would be separated from regular HOA funds and go towards the cache. The committee has been collecting a \$10 fee when totes are placed in the cache, but has not been requiring the ongoing annual fee. The committee decided that the effort of adding this in to the annual HOA packet and separating the funds was significant compared to the funds that would be generated (approx \$100 this year).

Total storage fees paid to date is \$140. \$130 is in cash with the committee and \$10 was paid in cash to Kathi just recently. Funds have been used to purchase totes that can be sold directly to members who have had trouble finding the specified tote, but all have been purchased and so the funds paid back. Currently there are no large totes available for purchase and I had intended to purchase more to be available to the members.

The committee's intention at this time is to continue to collect new user fees, but not the annual fee. Additionally, to add a change to the agreement noting that an annual fee may be required in the future. Open to comments from the Board if you want us to do something else.

Painting

The committee does not feel that the painting of the container should be a priority at this time, given the large effort and cost, with minimal benefit to only a few members who have complained about the color. The container was moved back from the roadway and this has made it less visible. It will need to be repainted at some time in the future (estimate 3-5 years), and the color could be changed at that time. However, if the Board wanted the painting completed, we will continue to attempt to find a willing contractor.

Legend for Motions

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

Previously Mike was unable to find any painting contractors who would come and give a bid on this small job. I have also been unable to get any bids. Other ideas: painting party - we buy the paint, members show up with sprayers or rollers and other equipment. Open to other ideas or if anyone knows someone who will do it.

Social Committee (Chair, Rose Bradshaw; Paula Brubaker; Jim Davis; Kerry Terrel)

Splash Day – End of Year Pool Party

The Social Committee will be co-hosting with member, Rebecca Hayden, the end of the year pool party on Saturday, September 28th from 1-5p for members and their families only. Members will be asked to bring dishes to complete the BBQ. The Social Committee will provide the hamburger patties. The usual pool rules will be enforced. For this event, members will be required to check in at the pool by the pool staff rather than the usual routine. The Committee will work with the pool staff to ensure that the event goes smoothly. Splash Day could become an annual event, depending on member interest.

The Halloween Bash

The SPOOKTACULAR event will be held on Saturday, October 26th. The party will commence at 4 pm when members will have the opportunity to get their photos taken and, at their request, have the photos emailed to them. A potluck dinner is planned from 5pm-7pm, with a special twist. The remainder of the evening will include a couple of contests with trophies awarded for best costume and most eerie dish (costumes are not required to attend). The Social Committee will provide soft drinks and water.

Mingle & Movie Nights

The last Mingle & Movie Night was held on Friday, September 13th. Thirty seven members had the opportunity to socialize with their neighbors and welcome new members while enjoying a potluck. The majority stayed for the blockbuster, Rocketman. Members have the option of coming for the dinner or the movie or both. It was great to see new members and members that have not attended a social committee function in years participate.

Attendance Limits

Our events are becoming more popular each year, and more members are inviting guests to share in the fun. However, we have reached the point where it's getting out of hand. At the last meet and greet, for example, there were members that brought 6 guests (friends and family members) or more. We had to stop accepting RSVPs, or we would have been overwhelmed and over budget.

While we appreciate members' desires to include others in the fun, due to budget and space limitations, we feel compelled to set some limits to attendance. Some members brought it to our attention that they don't like the idea of their dues paying for non-members to enjoy Bayshore functions. After the Halloween Bash, we may have to limit attendance to members only. In addition, due to alcohol consumption prevalence at these events, we suggest they be for adults only. We ask the Board for feedback on how to proceed.

Legend for Motions

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

UNFINISHED BUSINESS

VRDs

President Blecher informed the Board that he had contacted the attorney asking if and how Bayshore could set limits on VRDs in Bayshore. He outlined the attorney's answer, verifying that it would require a change to the C&Rs.

NEW BUSINESS

There was no new business

MEMBER COMMENTS

Member Dan Miller addressed the Board stating that he does not want to limit the VRDs. He is more concerned with long term rentals, stating that they can be bad neighbors for a longer period of time.

Member John Stotts then spoke regarding very large, purpose-built VRDs without garages.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 3:00 PM to discuss end of season bonuses for the pool attendants.

The Board reconvened at 3:07 pm and announced that the pool attendants would each receive a \$150.00 end of season bonus.

The meeting was adjourned at 3:08 PM.

Minutes prepared by Kathi Loughman

Legend for Motions

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