

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

Saturday, November 21, 2020

1:00 PM via Zoom

In attendance:

Mark Cook, President	Division 1
Michael Bradshaw, Vice President	Division 3
Kathi Lenz, Corp. Sec.	Division 1
Hollis Ferguson, Director	Division 1
Phillip Arnold, Director	Division 5
James Davis, Director	Division 5
Mark Mugnai, Director	Division 6

Absent:

Bill Nightingale, Director	Division 7
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The meeting was called to order at 1:01 PM.

A quorum was verified at 1:06 PM.

Vacancy Position for Division 2

Not addressed.

Approval of Minutes

It was asked if there were any changes to the minutes of the October 2020 meeting. Director Mugnai identified himself as the Director who voted No on the motion to approve the approximately \$22,000 proposal to fix the pool return line piping and skimmer. He was unidentified in the October minutes. Director Lenz stated that the letter from Paula Brubaker was not relevant. President Cook suggested removing the letter from the minutes. It was asked if the letter was read at the meeting. It was not. It was asked why it wasn't read at the meeting. It was stated that it was handed to Board members before the meeting. Director Arnold inquired why it wasn't read. President Cook recommended striking the whole letter from the minutes because it was not read at the meeting. Director Mugnai stated that if the letter was removed much of the meeting minutes would also need to be removed because Paula Brubaker's resignation was not read. President Cook referred to Bob Tunison's report on page 7 of the minutes and stated that it was included because he had read it verbatim, but Paula Brubaker's letter wasn't. Member Norman Fernandes stated that a verbal resignation by one person can not be accepted and should be in writing by the person resigning. Director Lenz stated that Paula Brubaker had handed the letter to Board members, and Director Lenz read just enough to see the resignation, but not the entire letter. President Cook stated that the letter was not read and therefore not accepted.

Legend for Motions

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W -Withdrawn	A -Amended

M

Director Lenz moved to strike the letter from Paula Brubaker from the minutes and add it as an appendix/attachment due to the Board having no opportunity to read the letter at the October meeting and that it had been read after the meeting.

MASP

The motion was amended to include that the correspondence to the Board did not follow proper channels.

Discussion followed in which Director Bradshaw inquired how the correspondence did not follow proper channels since it was handed directly to the Board members. President Cook read from the Policies and Procedures manual. The amended motion was seconded.

Yea votes: Michael Bradshaw
Kathi Lenz
Hollis Ferguson
Phillip Arnold
Mark Mugnai
Mark Cook

Nay votes: James Davis

MP

President Cook moved to strike the first item in the October minutes. It was the Office Manager’s opinion; the meeting had not started yet.

Yea votes: Hollis Ferguson
Kathi Lenz
Phillip Arnold
James Davis
Mark Cook

Abstained: Mark Mugnai
Michael Bradshaw

**REPORTS
FINANCIALS**

The financial reports for October 2020 were accepted as submitted.

BAYSHORE BEACH CLUB, INC. MONTHLY REPORT TO BOARD

As of October 31 , 2020 the Operating fund balance is \$244,550.04 As of October 31, 2020 the Long Term reserve fund balance is \$369,468.05. Accounts receivable balance as of October 31, 2020 is \$17,382.05. This includes 1 account that is currently in collection. Late fees and interest have been charged to all past due accounts as of August 31, 2020. Additional interest charges will be posted in November. Current Liabilities including accounts payable and payroll related items total \$6,650.21 as of October 31, 2020 . There were 10 property transfers in October and a total of 31 for the fiscal year. Expenses appear to be below the budget amounts. This is primarily the result of the pool closure this year. Interest income is well below the budget as a result of the maturity of the treasury bills. This should increase once the funds are transferred to new accounts. There was no change in the CB Financial accounts as of October 31, 2020. There

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has been an increase in the Spectrum service of \$85.00 per month. Spectrum increased the internet by \$35, telephone by \$40 and TV by \$10. A portion of the increase was a result of the expired promotional rate. The non- promotional increases were \$60 per month. Because of the recent State changes in the number of people allowed at group gatherings, I will not be attending the next Board meeting. If you have any questions, I will be available by phone all day.

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

Committee Co-chair Tim Brubaker presented. Tim was asked if the Planning Committee had a report. He stated that the Committee's report had been deleted from the agenda. The letter from member Dorothy Bogumil had been deleted and the ditch issue had been moved to New Business. President Cook stated that the letter had been sent back to the Planning Committee as per the revised agenda because it did not follow proper channels. Director Mugnai asked "So we're not talking about the tree at all?" President Cook asked what the Committee had for the Board. Tim replied that the letter from Dorothy Bogumil stated that the pictures were authentic. President Cook inquired if the Committee had anything else. Tim responded they did not.

LONG RANGE RESERVE & PHYSICAL ASSETS (Chair, Michael Bradshaw; Jim Davis; Bob Tunison; Phillip Arnold)

Director Bradshaw reported that a spreadsheet had been sent to Mark Cook for review. It was asked if it had been sent to the rest of the Board. Director Bradshaw said no, but that he would send it to the rest of the Board for review.

FACILITIES

No report submitted.

SAFETY COMMITTEE

No report submitted.

POLICIES AND PROCEDURES (Elaine Ferguson; Kathi Lenz, Board Liaison)

No report submitted. Director Lenz informed the Board that Kerry Terrel no longer wants to be on the committee. She stated that they would present proposals at the next meeting. President Cook inquired if they would have more members. Director Lenz responded that she hoped so. Member Norman Fernandes stated that in the past, changes to Policies and Procedures were made as per requests by the Board and asked if the Committee is now in charge of recommending/originating changes. Director Lenz responded that it was their intent to make it more consistent for committees. Elaine Ferguson stated that it was also to clean up grammar and typographical errors. Discussion followed. Director Lenz stated that all changes would be presented to the Board for approval. Member Laura Robinson asked if members get to vote on changes to Policies and Procedures. Director Bradshaw informed her that members vote on changes to By Laws and C&Rs, but the Board approves changes to Policies and Procedures. Member Tom Hurt inquired if changes affect all members, how much time passes before the changes take effect. Director Bradshaw stated that any procedural policies dealing directly with membership are done prior to coming before the Board. Member Hurt used the lighting issue as an example and stated that the members were not given a chance for input. Director Lenz stated the lighting issue did not pass Board approval. More discussion followed. Director Lenz

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stated that anything that directly impacts property owners should get member input. Director Ferguson then reminded those attending that positions on the committee were open.

SOCIAL COMMITTEE (Chair, Rose Bradshaw; Jim Davis; Kerry Terrel: Kathy Connors)

No written report. Rose Bradshaw reported that Kerry Terrel had resigned from the Committee. She thanked Kerry for her three plus years of serving on the Committee and said that she will still be helping out on future events. Rose reported 40% participation in the online Halloween event. A holiday event is planned and there will be Breeze and email notifications pending.

COMMUNICATIONS COMMITTEE (Leslie O'Donnell, Chair)

No written report. Leslie informed the Board that Kerry Terrel has resigned from the Committee and stated that she understood Kerry had resigned from all committees.

UNFINISHED BUSINESS

Website administration

Director Bradshaw reported that he is trying to find companies and/or individuals with reasonable prices and that the search is in process.

NEW BUSINESS

Vacation rentals

Member Reba Lovelady addressed the Board regarding short term vacation rentals. She reported that there are approximately 180 short term rentals in Bayshore at this time, of which only approximately 104 are licensed with the county. She reported several incidents with rentals last summer; over filled rentals, over filled septic systems, over parking, streets blocked, fireworks for weeks, etc. She said that the C&Rs state that Bayshore is zoned for single family dwellings except for certain areas. She stated that short term rentals were a business, not a family home. Member Jill Stone added that Bayshore's quality of life has been severely affected and impacted by unregulated short term rentals. Discussion followed in which it was mentioned that perhaps the Board could consult legal council for help. Reba asked short term rental owners to please consider their neighbors. Jamie Michel with VIA Oregon and Sweet Home Vacation rentals addressed the Board and pointed out that restrictions on short term rentals would lose money for the county. She also stated that she would like to attend future Board meetings.

Board approval to clean ditch between Oceanic Loop and Parker

The Planning Committee requested approval to have Darrin Goodrick to clean out the ditch between Oceanic Loop and Parker.

Bayshore Board of Directors,

For several years now, Darren Goodrick has been cleaning out the ditch behind the houses on Oceanic Loop and Parker. This ditch belongs to Bayshore and is connected to a drainage system that empties into the canal at the north end.

Darren Goodrick has contacted the Planning Committee to let them know the ditch needs to be cleaned out before the heavy winter rain begins. The ditch is currently full of weeds. Darren

Legend for Motions

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has agreed to do the work for \$250. This includes cleaning out the ditch and hauling away any debris.

Please let the Planning Committee know if you approve Darren doing the work and will pay the \$250.

Bayshore Planning Committee

Discussion followed in which it was asked if this should be the responsibility of the Facilities Manager. Bob Tunison replied that he was not aware of the problem, but that he would be happy to do the work. Committee member Norman Fernandes informed the Board that this job has always been done outside the Facilities Manager's scope of work.

MSP

Director Lenz moved, and it was seconded, to approve \$250.00 for Darrin Goodrick to clean the ditch and allow Bob Tunison to speak with Darrin. Discussion followed.

Yea votes: Michael Bradshaw
Hollis Ferguson
Kathi Lenz
Phillip Arnold
James Davis
Mark Cook

Abstained: Mark Mugnai

Clean culvert at end of Westward

President Cook stated that he had recently received a request from a member to clean the culvert at the end of Westward. He reported that he and Bob Tunison will review the matter and bring suggestions to the Board.

MEMBER COMMENTS

Member Jill Stone requested that the Board appoint a task force regarding short term rentals and they could present recommendations to the Board at the next Board meeting. Leslie O'Donnell stated that information regarding the task force could be included in the Breeze. Director Lenz asked Jill if she would organize the group. Jill stated that she worked full time but would work on it. Member Reba Lovelady also stated that she would be glad to help. Director Mugnai said that he would be willing to facilitate as liaison to the Board.

Member Tom Hurt inquired about the procedure for filling a vacant director position. President Cook replied that the vacancy would be submitted to members for input of interest and the Board would ask for interested members to respond.

Director Mugnai asked a question regarding the elimination from the agenda of the petition by members. Director Lenz replied that the main reason was because it was a late submission and that it was anonymous. She informed the Board that she had contacted the members by email and invited them to resubmit their petition at the next meeting. Discussion followed in which it was agreed that the Board should be as transparent as possible.

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EXECUTIVE SESSION

The Board adjourned to Executive Session at 2:35 PM to discuss employee holiday bonuses, employee performance appraisals and employee 2021 wages.

The recording secretary was removed from the meeting by the host.

No report of time when Board meeting was reconvened.

No report of results of Executive Session.

No report on Board votes regarding Executive Session.

No report of time of adjournment of Board meeting.

Minutes prepared by Kathi Loughman

DRAFT

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