

**BAYSHORE BEACH CLUB, INC.**  
**BOARD OF DIRECTORS MEETING**  
**Saturday, March 19, 2022**

**In Attendance**

Kenn Apel, Director	Division 1
Tom Hurt, Vice President	Division 4
William Nightingale, President	Division 7
Steve Sager, Director	Division 3
Carolyn Gardner, Director	Division 5

President Nightingale welcomed everyone to the hybrid Clubhouse and Zoom meeting, and determined that a quorum was present. The Board of Directors' Meeting was called to order by President Nightingale at 1:04 pm.

**Approval of Minutes**

President Nightingale asked if there were any changes before accepting the Minutes of the Board of Directors' Meeting of February 19, 2022. No changes were requested.

**Motion:** Vice President moved, and it was seconded by Director Apel, to approve the February 19, 2022 minutes. As there was no objection or discussion, the motion passed by consensus.

An emergency Board meeting was held on February 26, 2022 from 9:00 am to 10:00 am. The following information was discussed and determined:

1. Length of terms for the nine Board of Director (BOD) positions: After some discussion and review of historical information, the following was decided regarding open positions for the May 2022 election:
  - a. Division 2 – 3 year term
  - b. Division 6 – 1 year term
  - c. Division 7 – 3 year term
  - d. Position 8 – 2 year term
  - e. Position 9 – 3 year term
2. Filling BOD position vacated by Mark Mugnai: Given there will only be two more BOD meetings (March and April), the BOD decided not to fill the position.
3. Announcement about nominations for the BOD: After a brief discussion, the BOD agreed with the recommendation from the Nomination Committee to send out a postcard via postal service to announce that nominations were open.
4. Requirements for members wishing to be nominees for the BOD: To ensure all members have the opportunity to apply for the BOD, and to ensure they all have access to the nominations packet, the Board decided the preferred way would be to pick up the packet at the office but that members also could request to receive the packet via email or postal service.

**Motion:** Director Apel moved, and it was seconded by Vice President, to adopt the February 26, 2022 emergency Board meeting minutes as an addition to the March 19, 2022 Board of Directors meeting. As there was no objection or discussion, the motion passed by consensus.

## **REPORTS:**

**Financials:** Report Submitted. The Board had no questions regarding the financial report submitted.

**Planning Committee:** Report Submitted. Vice President Hurt shared three comments: 1) Bayshore was notified by the Oregon State Parks representative for Bayshore's area. The representative stated that members who live on Oceania and members who live on the waterfront regions in general, should be aware not to weed-whack or cut down vegetation on the dunes. The representative added that weed-whacking or cutting down vegetation on the Dunes is a violation and a member could end up with a fine; 2) This is a great time of year to look for scotch broom, blackberries, and other noxious kinds of plants and clean them up now, rather than later when they've grown; and 3) The Planning Committee is still in need of new members. Members who are interested should sit in on a planning committee meeting (meetings are held every Thursday in the Bayshore office, from 10am to 12pm).

**Long-Range Reserve & Physical Assets.** No Report. Chair Craig Jacobs suggested combining the Long-Range Reserve committee and the Physical Assets committee, and this would be discussed later in the Board meeting.

**Facilities.** Report Submitted. Facilities Manager Tunison, currently on leave, visited the BOD meeting. Facilities Manager Tunison mentioned that he would like to return to work on April 18<sup>th</sup> contingent on a physician's written release to return to work. Facilities Manager Tunison went on to thank the Board and the members who took care of him and fed him, jokingly stating "I probably ate better in the last two months than I've eaten in the last 10 years".

Facilities Manager Tunison then brought up the upcoming pool season with the request to open pool season on Wednesday May 25<sup>th</sup>, with the pool season's last day ending Sunday, September 25<sup>th</sup>. Facilities Manager Tunison mentioned these dates would be the same dates Bayshore had adopted for the last several years.

Vice President Hurt then asked Facility Manager Tunison when the Bayshore parking lot would officially be locked/closed in the evening. Facility Manager Tunison mentioned he's not quite physically ready to close the lot, but he's hoping the lot will be closed starting April 1<sup>st</sup> evening, and unlocked in the morning, and this would be Facility Manager Tunison's only duty until he fully returns to work on April 18<sup>th</sup>.

**Motion:** Vice President Hurt moved, and it was seconded by Director Sager to approve this coming pool season to start on Wednesday May 25<sup>th</sup> with the last day of the pool season closing on Sunday September 25<sup>th</sup>. As there was no objection or discussion, the motion passed by consensus.

**Safety Committee.** Report Submitted. Director Sager stated the safety committee is looking for membership. Director Sager mentioned that the committee has a small budget and the painting of the Cache has come up several times. Director Sager feels the painting is secondary to getting supplies on the proper shelving and making sure the cardboard boxes are not rotting away inside. Director Gardner suggested the committee could request an amendment to the budget, or make sure for next year to submit

the budget so the safety committee can do the painting and the interior supplies. Director Sager doesn't believe the paint job is all that critical currently, and with the recent cleaning of Hilton park, the Cache looks a lot nicer.

**Policies and Procedures Committee.** Report Submitted. Chair Ferguson requested approval for three items: 1) The finalized election committee policy & procedures document, with all the updates, based on Bayshore's feedback.

President Nightingale stated that the nominating committee should begin working in January instead of February or March next year so there would not be such a rush.

**Motion:** Director Apel moved, and it was seconded by Director Gardner, to add the election committee section to the Policy and Procedures. As there was no objection or discussion, the motion passed by consensus.

2) Chair Jacobs made the suggestion to combine the Long-Range Planning committee and the Physical Assets committee into one committee. Vice President Hurt stated that combining the two committees was well reasoned and made good sense.

**Motion:** Director Apel moved, and it was seconded by Director Gardner, to combine the Long- Range Reserve committee and the Physical Assets committee into one committee. As there was no objection or discussion, the motion passed by consensus.

3) Add to the duties of the Board of Directors that each Director be a liaison to at least one committee.

**Motion:** Vice President Hurt moved, and it was seconded by Director Apel, to adopt the change to the duties and responsibilities of individual Board members to include that a Board member shall serve as liaison to at-least one committee. As there was no objection or discussion, the motion passed by consensus.

Chair Ferguson then discussed the Nominations Committee: Chair Ferguson discussed the reason the committee decided to send out postcards was the fact that some members do not have computers, and more members would receive information about openings on the board and openings on other committees. Member Dwayne Hayden, who chairs the nominating committee, hired one of his staff to design the post card with the Boards approval. The post cards were sent out the week before the Board meeting.

President Nightingale determined a good project to complete before next year's election would be to go through the member mailing list to determine who does or does not receive email. President Nightingale mentioned regarding the Election Committee that Bayshore needs to make sure whoever joins the election committee does not have a conflict of interest, no family or other ties to anyone running for the Board and that the Election Committee volunteers should be at least (4) four and no more than (6) six, per the Election Committee policy.

Director Sager stated Bayshore should not assume there is no conflict of interest, and conflict of interest should be written out in the ethical standards. Director Apel stated that the newly revised and accepted ethics statement, already approved by the Board, has this information in it. Member Ferguson then

mentioned the new election committee members should sign the Ethical Standards Statements and return to the Bayshore office.

Member candidates for the Election Committee were presented:

Carrie Davis  
Dorothy Bogumil  
Robert Haselhuhn  
Mike O'Donnell  
Gary Brown  
Robin Adcock  
Vivian Mills as alternate.

**Motion:** Vice President Hurt moved, and it was seconded by Director Gardner to accept all six (6) election committee candidates listed above with Vivian Mills as an alternate if needed. As there was no objection or discussion, the motion passed by consensus.

Member Elaine Ferguson stated that two volunteers are leaving the Policies & Procedures committee and are seeking volunteers.

Member Mary Lou Morris, who chairs the budget committee, addressed the nominating committee stating that if the nominating committee would like a line item in the budget for costs next year, the committee would need to let the budget committee know that day as the Board is approving all of the committee requests during the meeting. Director Apel suggested the nominating committee have a line item in the budget for \$700.00 for their next year budget. Member Mary Lou Morris then stated the nominating committee does have enough money in the printing & reproduction and postage & shipping budgets for the nominating committee to use this year.

**Social Committee.** Report Submitted. Chair Roger Smith discussed the upcoming social events starting off with the ice cream social that will be held right after the Board Meeting on April 16<sup>th</sup>, stating it will be a nice way to meet-n-greet the new candidates while eating ice cream. Chair Smith then mentioned the two events that will be held on June 25<sup>th</sup> at Bayshore: Bayshore Artisan's group will be holding a fundraiser 3K/5K Walk/Run to help raise funds for the planned gazebo project, which will be held in the morning of June 25<sup>th</sup>, and following the same day will be an afternoon BBQ, with a meet-n-mingle and the music of Weird Science.

**Communication Committee.** No Report Submitted. Director Apel, thanked Tim Brubaker and Ron Couch for helping move the donated swing set to Mackey Park; he also thanked Craig Jacobs for helping to anchor the swing set down to the ground. Director Apel then thanked Craig Jacobs for arranging to have Terry Thissell clean out 67C and 67D pathways.

**Good Neighbor Committee.** No Report Submitted. President Nightingale mentioned he was the liaison for the Good Neighbor Committee and then asked committee member Michael Vest if he had anything to share. Member Vest stated the committee is at Bayshore to handle new issues that may come up, and will come up with ways to resolve these issues without policing the issue. Member Mary Lou Morris then inquired if funds would be needed from the budget for the Good Neighbor committee. Member Vest stated

no, that there was a lot of overlap with the Social and Communications committees and no funds were required.

**Finance/Budget.** Report Submitted. Member Mary Lou Morris, who chairs the Budget committee, stated that at next month's April meeting the Budget committee will present a draft budget that will be discussed and/or approved at the June BOD meeting.

Mary Lou Morris thanked Craig Jacobs for the outstanding job he did with developing a 30-year plan via the Long-Range Reserve and Physical Assets committee. Chair Jacobs commented that he created the budget spreadsheet in a way that will make it easy to update at the end of each fiscal year. Chair Jacobs suggests the Bayshore office have a format to save on the office computer which could be updated every fiscal year.

**Motion:** Vice President Hurt moved, and it was seconded by Director Apel, to approve for submission to the draft budget the following line items for a number of committees: 1) Nominating Committee: \$700.00; 2) Canal Committee: \$3500.00; 3) Social Committee: \$5,000.00; 4) Safety Committee: \$1100.00; 5) Planning Committee: \$500.00; 6) Communication Committee: \$490.00; 7) Board of Directors: \$1,000.00; 8) Doggie Pot Station: \$1,000.00; 9) Spring Clean Up Committee: \$2,000; and 10) Capital Projects \$52,100. As there was no objection or discussion, the motion passed by consensus.

Canal. No Report. No discussion was held.

#### **UNFINISHED BUSINESS:**

Artisan Group: Chair Roger Smith stated that the Bayshore office should start receiving donations of at least \$100.00 or more to go to the gazebo project, as well as funds from the walking event in June.

Director Apel suggested the cement pour should be a larger space for more events than originally specified, and thought adding another \$800.00 to the request, to equal \$3,300.00, would be a good idea to extend the space. Mary Lou Morris suggested to use the contingency fund, which had \$18,400.00, to cover the additional cost. Craig Jacobs suggested taking \$3,300 out of the contingency fund for the gazebo project.

**Motion:** Director Apel moved, and it was seconded by Vice President Hurt, to take \$3,300.00 out of the contingency fund to pay for the concrete pour, which includes costs for the extension of the concrete pour, for the gazebo project. If additional funds are needed, the Artisans Group may make a request to the Board at a later time. As there was no objection or discussion, the motion passed by consensus.

Cleaning the Tennis Court: Director Gardner addressed the \$2,000 that was allotted to the Spring Clean-Up fund, inquiring if the spring clean-up funds could be used for cleaning the tennis court, particularly if Bayshore wasn't going to host a Spring Clean Up event. President Nightingale mentioned there will be a Spring Clean Up event if Bayshore can find volunteers.

President Nightingale reminded the members that there is currently no water in Mackey Park. President Nightingale stated water is needed at Mackey Park to run power washers to keep the tennis courts cleaned and in good repair, mentioning it had been several years since the tennis courts had been power washed. He stated that a lack of cleaning could cause more decline of the courts. Seal Rock is requiring Bayshore to put

in a meter costing \$1,500.00 plus a site development fee of \$3,500.00, setting the meter and installing the hydrant and valve as well. The total would be \$6,400.00.

**Motion:** Director Apel moved, and it was seconded by Vice President Hurt, to use \$6,400.00 from the contingency fund to supply water to Mackey Park. As there was no objection or discussion, the motion passed by consensus.

**Streetlights:** Director Apel mentioned that Bayshore has had a number of members contact the Board about their disagreement with the proposal to put in streetlights. Listed below is a summary of member's concerns:

1. Putting lights back is a cost issue (\$11k/year for 52 lights?)
  - a. Bayshore is paying approximately \$2K/year for 5 lights and 3 poles. Two of those are not working currently yet Bayshore is still paying for them.
  - b. With no inflation calculated, for 52 lights over 10 years: approx. \$110,000.
2. Will LED lights shine into others' homes (i.e., cause light pollution/trespassing?)
  - a. Lincoln County has a light ordinance that requires LED streetlights not to intrude or trespass into residential property. Lincoln County can come out and put up a shield if requested.
3. Streetlights do not affect crime.
  - a. Director Apel did some investigating. It seems that most recent scientific studies are somewhat ambivalent (see at end of minutes)
4. Will members have the ability to say no to a streetlight being put up near their home?
5. Concerned members questioned whether there were very many nighttime walkers in Bayshore.
6. LED lights are not soft lighting; they are harsher than traditional streetlights.
7. Portland passed a light ordinance: LED lights must have a shield if it trespasses where it is not designed to go.
8. Electricity is a limited resource. Inflation will make it very expensive.
9. The night sky is beautiful.
10. The Board conducted a survey back in the Fall of 2021. Of the 842 comments from 175 survey takers, there were no comments about streetlights.

Vice President Hurt stated that the previous Board did a lot of research before they took out the streetlights. It's a huge issue that can't be resolved with a couple meetings. The decision would require a community vote.

Member John Gardner proposed two ideas: 1) He suggested the PUD install a couple of new streetlights that members could look at before making a decision, and 2) that the Board should gather facts, not opinions, and send out the facts to members and have them vote on the proposal.

Member Jacque Smith interjected that the cost for the streetlights would be roughly \$10,000 a year or roughly \$10.00 per lot, and that Bayshore can only raise HOA dues \$10.00 per year. Thus, there would be no money in the budget for the streetlights and that it was not fiscally wise right now.

President Nightingale stated the streetlights install would be the member's decision, an entire community decision, not a Board decision and that the streetlight discussion would be tabled currently.

Canal Clean-up: Chair Karin Couch spoke up addressing the canal clean up and President Nightingale stated he would address the issue at a later time.

ATV Incident: President Nightingale stated a recent ATV incident was handled recently by the Good Neighbor committee, and then thanked Elaine Ferguson for calling him so he could reach out to Michael Vest, member of the Good Neighbor committee, who then reached out to a park ranger who lives in Bayshore area. The park ranger then went down to the beach area, and the ATV was issued a warning. President Nightingale thanked the Good Neighbor committee and said the ATV incident was handled the right way. Michael Vest spoke up stating that too many phone calls were made and all the information to call the park ranger was on the Bayshore website. Member Vest then suggested perhaps having the Good Neighbor committee submit an article periodically in the Breeze as a reminder that pertinent information, good resources, and phone numbers (e.g., the fire department phone number, and Tsunami information) are on the Bayshore website.

#### **NEW BUSINESS:**

Election Notifications: There was a short discussion regarding taking out of the Policy & Procedures for the Election Committee. Item 3 which stated that members receive a mailed notification that the ballots will be mailed to them 10 days before mailing out the ballots.

Motion: Director Apel moved, and it was seconded by Vice President Hurt, to take out item 3 of the election section of the Policy & Procedures which reads: Prior to the Annual Members meeting, the members must be notified at least 10 days before the ballots are mailed. As there was no objection or discussion, the motion passed by consensus.

#### **MEMBERS COMMENTS:**

Norman Fernandez asked if Bayshore had any lawsuits that had been settled, and asked about tree complaints. Norman believes members should have the ability to know the status of tree complaints. Vice President Hurt answered stating that one law suit was in process at Bayshore and one law suit was stagnant with the complainant doing nothing at this time. Vice President Hurt mentioned that a prior planning committee gave a pass on one tree complaint and told the owner of the tree that everything was fine, but in actuality it wasn't fine, and nothing had been settled with this particular tree complaint.

Ray Gamel asked what the definition of liaison was. Ray then stated that his definition of liaison was someone who was at a committee meeting as a member of the Board in a consent or communications capacity, and provided direct communications from the Board to the committee and back. He then asked if the liaison of a committee is a voting member. President Nightingale answered, stating he thought liaisons can or cannot be a voting member. The liaison would be the tie breaker if needed. Director Apel mentioned that sometimes the liaison has to work and not just be the consultant, and that was true with some committees more than others. Member Gamel then mentioned that the Planning Committee spends a lot of time handling complaints, more so than construction approval. Vice President Hurt interjected stating that if more members were on the Planning Committee, there wouldn't be much of an issue with the handling of complaints.

**Executive Session.** Executive Session was held from 3:00 pm to 3:11 pm regarding personnel matters.

**Motion:** Vice President Hurt moved, and it was seconded by Director Apel, to adjourn the meeting.

**Adjournment.** The meeting was adjourned at 3:12 pm.

Minutes prepared by Kathleen Drossel, Bayshore's Office Specialist

### **Recent Research on Streetlights and Crime**

S. Vadlamani and M. Hashemi, "Studying the impact of streetlights on street crime rate using geo-statistics," *2020 IEEE 21st International Conference on Information Reuse and Integration for Data Science (IRI)*, 2020, pp. 231-236, doi: 10.1109/IRI49571.2020.00040.

Data collected in: unknown location

Main finding: Broken lights cause increasing trends of crime near them.

Chalfin, A., Hansen, B., Lerner, J., & Parker, L. (2022). Reducing crime through environmental design: Evidence from a randomized experiment of street lighting in New York City. *Journal of Quantitative Criminology*, 38(1), 127-157.

Data collected in: housing projects in New York City

Main finding: Street lighting, when deployed tactically, may be a means through which policymakers can control crime without widening the net of the criminal justice system. Study did not examine relation between streetlights and only nighttime hours so authors unsure whether arrest pertained to a crime that was committed during daytime or nighttime hours

Chalfin, A., Kaplan, J., & LaForest, M. (2021). Street light outages, public safety and crime attraction. *Journal of Quantitative Criminology*, 1-29.

Data collected in: Chicago

Main finding: Outdoor nighttime crimes changed very little on street segments affected by street light outages, but outages caused crime to spill over to nearby street segments. Effects are largest for robberies and motor vehicle theft. Improvements in lighting can be defeated by the displacement of crime to adjacent spaces and therefore do not necessarily suggest that localized investments in municipal street lighting will yield a large public safety dividend.

Deng, M., Yang, W., Chen, C., & Liu, C. (2022). Exploring associations between streetscape factors and crime behaviors using Google Street View images. *Frontiers of Computer Science*, 16(4), 1-14.

Data collected in: downtown and uptown Manhattan, New York.



Main finding: Effect of lights on crime relies heavily on SES factors. The influence of the social economy on crime is much stronger than that of streetlights. Therefore, despite more streetlights are added, the crime rate will not be greatly affected.

Pain, R., MacFarlane, R., Turner, K., & Gill, S. (2006). 'When, where, if, and but': Qualifying GIS and the effect of streetlighting on crime and fear. *Environment and Planning A*, 38(11), 2055-2074

Data collected in: Northumberland, one of the largest counties in England,

Main finding: Streetlighting was held to have a marginal and even contradictory influence on the problems of crime and fear that people face.

Farrington, D. P., & Welsh, B. C. (2002). Improved street lighting and crime prevention. *Justice Quarterly*, 19(2), 313-342.

Data collected in: Milwaukee, Atlanta, Forth Worth, and Portland.

Main finding: The overall reduction in crime after improved lighting was 20% in experimental areas compared with control areas. Since nighttime crimes did not decrease more than daytime crimes, a theory focusing on the role of street lighting in increasing community pride seems more plausible than a theory focusing on increased surveillance.

Fotios, S. A., Robbins, C. J., & Farrall, S. (2021). The effect of lighting on crime counts. *Energies*, 14(14), 4099.

Data collected in: Austin, Chicago, and Louisville

Main Finding: Darkness can lead to a significant increase in robbery (stealing from individuals). Road lighting can promote opportunities for crime. If more walkers or cyclists on the streets at night, more opportunities for robbery. Fewer walkers because of no light may decrease violent crimes. Lights may not affect burglary (breaking into homes) rates.