

**BAYSHORE BEACH CLUB
SPECIAL BOARD OF DIRECTORS MEETING
WEDNESDAY, MARCH 1, 2023**

In Attendance

Kenn Apel, President	Division 1
Steve Sager, Director	Division 3
Tom Hurt, Vice President	Division 4
Storr Nelson, Director	Division 5
Vivian Mills, Director	Division 6
Michael Vest, Director	Division 7

Absent

Kate Guptill, Director	Division 1
Carolyn Gardner, Corp Sec	Division 5
William Nightingale, Director	Division 7

President Apel welcomed everyone to the Special Board of Directors Zoom meeting; he determined a quorum was present. The Board of Directors' Special Meeting was called to order by President Apel at 3:00 pm.

This Special Meeting was held to discuss the potential flooding issue in the Bayshore East Parking Lot.

The Board received a request to deal with flooding from a member whose property borders the lot. The Board sought advice about the situation and is proceeding under the advice of counsel.

President Apel instructed attending members that, if they chose to make a comment, they would be allowed two minutes and they would need to restrict their comments to the topic of the meeting

President Apel stated that the Board needed to know Bayshore's legitimate role in the case, and the Board needed to seek input from one or more expert(s) to evaluate the situation.

Motion: President Apel moved and was seconded by Director Mills to seek input from one or more experts to evaluate the potential flooding in the east parking lot. The following comments and questions were provided during the discussion of the motion.

Director Comments or Questions on Motion:

Director Vest questioned if there is a budget limit. President Apel stated if the motion was approved, then another motion could be made for the budget limit.

Vice President Hurt stated his support of the motion, and asked if there was a direction for the BOD to go in to find an expert in the field. President Apel stated that Bayshore there currently is an individual with a background in storm water management living in Bayshore and that the individual could provide his expert advice on the situation.

Director Nelson suggested other options for an expert who could help would be a civil engineer or licensed geologist from the state of Oregon.

President Apel noted that if the BOD votes in the motion, it might be helpful that a few directors who are local to Bayshore could pursue some of the suggestions and make some initial contacts as well.

Member Comments or Questions on Motion:

Elaine Ferguson, who lives adjacent to the east parking lot, stated she remembered a former resident of Bayshore, who recently moved to Portland, is a Professor of Geology at Oregon State University, and that he may be a resource given he is quite familiar with the community of Bayshore.

Jacqueline Smith commented that members who are not on the BOD did not know what the original comment or complaint was. President Apel stated the potential flooding issue was from a member whose is concerned about flooding in her yard.

Melissa Hansen stated she was the member who stated her home was flooded from rain building up in the east parking lot. She also stated her belief that her cedar fence is sitting in a pool of water that streams under the fence from the parking lot, and enters her home through an air vent into the crawl space. Member Hansen stated she had received an estimate of the costs for remediation from flooding of the space under her house this past January 2022. Member Hansen noted she sent several documents and a report to Bayshore's Board of Directors. Member Henson mentioned she believes she will need another remediation due to the recent rain.

A vote was taken on the motion to seek input from one or more experts to evaluate the potential flooding in the east parking lot. The motion passed 6-0

Apel	Yes	Vest	Yes
Hurt	Yes	Guptill	Absent
Nightingale	Absent	Nelson	Yes
Sager	Yes	Mills	Yes
Gardner	Absent		

Motion: Director Vest moved and was seconded by Vice President Hurt to spend up to \$2,000.00 to get an evaluation from an expert(s).

Motion Discussion: Director Nelson agreed the limit was an appropriate amount of money to receive a letter of information of substance from a professional. Vice President Hurt stated that from past experience, the issue could have impact on Bayshore's insurance, and that Bayshore's insurance carrier should be aware of and in the loop with Bayshore regarding the issue; he thought notifying the insurance agency might provide direction for Bayshore and other resources to follow. President Apel or Corporate Secretary Gardner will make contact with Bayshore's insurance agent.

Member Melissa Hansen stated that time is of the essence and does not know what damage has been done after the cleanup from the first event of January 6th. President Apel replied this the reason for the Special Meeting was to deal with the potential flooding issue as quickly as possible and that the Board did not to wait until its Board meeting in March to discuss the issue.

A vote was taken on the motion to spend up to \$2,000.00 to get an evaluation from an expert(s). The motion passed 6-0.

Apel	Yes	Vest	Yes
Hurt	Yes	Guptill	Absent
Nightingale	Absent	Nelson	Yes
Sager	Yes	Mills	Yes
Gardner	Absent		

Motion: President Apel moved and was seconded by Vice President Hurt to adjourn the meeting. Vote was taken, motion passed 6-0.

Apel	Yes	Vest	Yes
Hurt	Yes	Guptill	Absent
Nightingale	Absent	Nelson	Yes
Sager	Yes	Mills	Yes
Gardner	Absent		

Adjournment. The meeting was adjourned at 3:25 pm.

Minutes prepared by Kathy Drossel, Office Coordinator

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