

**Bayshore Beach Club, Inc.**  
**Board of Directors Meeting**  
**July 16, 2016**

In attendance:

Skip Smith, President	Division 3
Pat Johnson, Director	Division 1
Ron Lappi, Director	Division 4
Ann Turner	Division 7

Absent:

Mark Mugnai, Vice President	Division 6
Walt Goodin, Director	Division 1
Terry Pina, Director	Division 2

Board President, Skip Smith, called the meeting to order at 1:00 pm. Lack of a quorum was verified by Kathi Loughman. President Smith stated that even though no official business could be conducted without a quorum, the meeting itself could still proceed. He then led the Pledge of Allegiance.

**Election Confirmation**

President Smith read the final tally of the votes from the May 2016 election. They were as follows:

Pat Johnson	125
Jade McCutcheon	125
S. D. Skip Smith	178
Ron Lappi	159
Janet Golway	97

**Approval of Minutes**

President Smith asked if there were any changes that needed to be made to the minutes of the June meeting. There were none, and the minutes were accepted without any changes.

**Good of the Order**

President Smith spoke regarding

- Use of the Clubhouse, which is addressed in our governing documents. A question arose at the June meeting regarding the presentation by Reach for Life Air Rescue and whether it was appropriate since it was a “for profit” business. Governing documents restrict renting the Clubhouse for use by “for profit” businesses, however, the presentation was deemed not to conflict with the restriction since no soliciting was done, just a presentation of available services.
- After researching our By Laws and Policies and Procedures, it appears they limit the President of the Board from voting on motions except in the case of a tie. President Smith would like to change that so he could vote as a representative for his Division. There was support from members present in the audience for the President voting on all

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issues. President Smith stated that he would like to make the changes to our governing rules and regulations.

- President Smith clarified that the Directors he requested to volunteer to work as liaisons with the various committees are supporters of the committees, not recruiters.
- The issue regarding banning the use of toys in the pool; after the June meeting, the decision was made to limit/deny use of pool toys in order to protect Bayshore in the case of any liability issues. President Smith stated that he had supported the ban in the interest of protecting Bayshore. He then did further research and had conversations with the insurance company and our agent(s). As a result of his research, it was determined that the ban was not necessary. The ban on pool toys has been lifted and are now allowed in the pool. President Smith offered his apologies for any inconvenience.

(At this point in the meeting, Director Ann Turner arrived and a quorum was verified. The meeting then continued.)

- The issue of street lights will be assigned to the Safety Committee, when we have one.
- The Capital Projects Budget for fiscal year 2016-2017 was reviewed and discussed, as was to whom to assign the projects without a Physical Assets Committee. Member Janet Golway volunteered to serve on the Committee. President Smith instructed that this be added to New Business.
- Directors Pat Johnson, Ron Lappi, and Skip Smith attended the Directors' Orientation meeting as per Policies and Procedures.

## **REPORTS**

### **Financials**

Accountant Jerry Musial gave the financial report for the 2015-2016 fiscal year. As of the end of June, there remain \$51,173.30 in funds available to carry over. He recommends setting funds aside and earmarking them for use as follows: \$5,000.00 for garage repair, \$5,000.00 for boiler room repair. He also recommends moving \$10,000.00 to the reserve account.

### **MSP**

Director Ron Lappi moved to set aside and earmark \$5,000.00 for garage repair and \$5,000.00 for boiler repair, and to move \$10,000.00 to the reserve account. The motion was seconded. A discussion followed.

Motion passed unanimously.

Other excess funds would carry over to this year's budget. Jerry Musial recommends moving some funds to the contingency fund, i.e. the remaining \$1,623.36 still in the Mackey Park fund. President Smith requested that this be put on next month's agenda.

Late notices, with late fees, were sent out earlier this month to approximately 10% of the members.

The new shower mats in the Clubhouse restrooms cost approximately \$3,250.00. Since there were not enough funds in that specific line item in the budget, the cost will be split 50/50 between pool and parks line items. He suggests prior approval for large ticket items. It was pointed out that prior approval is already required for any expenditures over \$500.

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He also reported that \$750.00 was spent on tools, approximately \$325.00 was spent on postage for noxious weed letters. We received a \$1,000.00 credit on our propane account as a result of the work and efforts of Budget Committee Chair, Mary Lou Morris. All in all, it was a "very good budget year." Part of the reduced costs during the 2015-2016 fiscal year was a result of not doing the ADA bathroom.

President Smith thanked Jerry Musial for his report.

Mary Lou Morris, Budget Committee Chair, reported on TV/internet costs. The Committee had been reviewing and comparing costs and had looked at the possibility of changing TV and internet services to Charter. After further research, the Committee suggests not changing internet service due to also having to change our email address and the web site. There was some discussion and it was determined that after the first year of service with a new TV provider, the cost wouldn't be much different, so there was no real reason to change providers. It was decided to leave TV and internet as is for now.

### **Planning Committee**

Mary Lou Morris informed the Board that Norman Fernandes will be co-chair of the Committee.

#### **STATS**

##### **TREES**

###### Summary

4 New Complaint

1 NV Letter

1 Completion

##### **VEHICLES**

###### Summary

1 New Complaint (Property owner contacted by PC)

1 Info Letter sent to rental agency regarding RV

1 RV on property for extended time (PC contacted property owner through neighbor)

2 New Complaints, 1 RV used for lodging and 1 large flatbed trailer and 4 4-wheelers

##### **OTHER**

###### Summary

1 Dog Complaint

1 Info Letter

1 Completion concerning drainage

##### **CONSTRUCTION**

###### Summary

1 Height Variance - Approved (New Construction)

1 Fence – Approved

1 Fence/Patio - Approved

2 Repair/Replace/Repaint – Approved

1 Repaint – Approved

1 Replace fence, new deck and extend roof over decked areas - Approved

1 NF Letter – Construction w/o Approval and Building In Setback

1 NF Letter – Exterior of house unkempt

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1 Info Letter – Status of house plans for new construction  
18 In Progress  
6 Completions

## NOXIOUS WEEDS

Summary

1 Complaint – PC contacted property had already been cleared

PC annual contact with property owners

50 NV Letter (some for multiple properties) cost \$323.25 for mailing

31 Information Letter (some for multiple properties) cost \$37.67 for mailing

9 Phone Calls

23 responses as of 7/11/16

17 completed as of 7/11/16

\*\*Both Bayshore Playgrounds have Scotch Broom/Blackberries – recommend having Jessie clear or hire worker.

\*\*Drainage ditch behind houses on Oceanic Lp. and Parker (Pat) – recommend hiring worker to clear.

There was discussion on how to handle noxious weeds. There were 92 properties still with noxious weeds after the member clean-up in May. The Planning Committee will be bringing a proposal to the Board next month regarding how to contact members regarding noxious weeds.

### MSA

Director Ron Lappi moved to hire a worker to clear Bayshore Beach Club property of noxious weeds. The motion was seconded and discussion followed.

### MSP

Director Ron Lappi amended his motion, and it was seconded, to hire a worker to clear Bayshore Beach Club property of noxious weeds if the cost is under \$500.00. Further discussion followed.

Motion passed unanimously.

Mary Lou Morris will contact Darrin Goodrick to do the work.

Director and Planning Committee member Pat Johnson spoke regarding the drainage canal behind the houses on Oceanic Loop and Parker. The ditch is obstructed with weeds, sea grass and blackberries. He and the Planning Committee recommend having approximately 900' of the ditch cleaned out. A discussion followed. Mary Lou Morris recommends contacting workers and getting bids since it will be a large job. The money could come out of the contingency fund. The Planning Committee will get the bids and will bring them to the Board next month.

### Physical Assets Committee

Vacant

### Long Range Reserve Committee

No report, chair not present

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## **Safety Committee**

No report, chair not present/resigned

## **Sand Lobby Committee**

Janet Golway presented. She stated that the Sand Lobby is “like a hamster on a wheel.” Things are moving very slowly due to working with the county and state. John Smith has recommended some changes be made in the dune management plan and has sent the recommendations to Onna Husing (Lincoln County). He doesn’t anticipate anything happening at the county level for a couple of months, so recommends that the Lobby Committee meet in September. There followed much discussion regarding the sand issue.

## **Communications Committee**

Bob Mowrer presented the results of the 2016 Survey and stated that the results can be found on the Bayshore Beach Club website at <http://pioneer.net/~baybeach>. He also presented the Committee’s proposal to interview Bayshore Directors, which included the proposed interview questions. Director Ron Lappi thanked Bob for a great job and for his hard work.

## **Policies and Procedures Committee**

Vacant

## **Social Committee**

Vacant

## **OLD BUSINESS**

### **Beach Access Markings**

President Smith conducted the necessary research and it has been determined that the beach access signs are good as is.

### **Who can be a member?**

President Smith researched and read through attorney correspondence, and, as stated in his opinion at last month’s meeting, members are property owners, trustees of a trust, officers of corporations and LLCs, committee members of same.

### **Canal Erosion**

Member Peggy Nelson addressed the Board regarding the issue with her property. States she did some research regarding disclosures and there was none from her realtor, nor from the previous realtor. She states that her property is deteriorating rapidly and is also affecting her neighbors. She says she has studied the plans and all appears to have been done correctly, but the problem remains. President Smith stated that the engineer has since retired and asked if Peggy had a specific proposal. Peggy suggested having the issue studied and possibly calling in an engineer. Peggy is also requesting that Bayshore help with the cost of restoring/stabilizing her property. Questions to Peggy from Board members included: Are your neighbors installing rip-rap? Did you know the pipe was there when you bought your house? President Smith asked the Board if they wished to take any action at this time. The response was No. Peggy suggests that the Board members observe the issue at low tide. President Smith stated that he doesn’t see any Bayshore Beach Club responsibility/liability at this time, but that he is willing to discuss this further at a later date. There followed more discussion and input from other members.

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**Sand complaint/issue**

Addressed during Sand Lobby Committee Report

**Tennis Court**

President Smith has contacted the contractor who will be coming to review and research the problem. A member is wondering if anyone knows what happened to the tennis court backboard and if the Board would be willing to install a new one.

**NEW BUSINESS**

**Jade McCutcheon’s resignation from Board of Directors**

**MSP**

Director Pat Johnson made the motion, and it was seconded, to accept Jade McCutcheon’s resignation from the Board of Directors.

Motion passed unanimously.

**MSP**

**Terry Pina’s resignation from Safety Committee**

Director Pat Johnson made the motion, and it was seconded, to accept Terry Pina’s resignation from the Safety Committee.

Motion passed unanimously.

**Patti Pipes’ resignation from Board of Directors**

**MSP**

Director Ron Lappi made the motion, and it was seconded, to accept Patti Pipes’ resignation from the Board of Directors.

Yea votes: Pat Johnson  
Ron Lappi

Nay votes: Ann Turner

There followed a discussion on how to fill the two Board vacancies. Kathi Loughman was assigned the task of sending an email to all members on the email mailing list soliciting letters of interest from members in Divisions not represented on the Board. All letters of interest will be reviewed by the Board at the August meeting. There will also be an announcement in the Breeze.

**Water in Playground**

An offer from Seal Rock Water to move sand to Mackey Park during their work to replace/repair water lines was discussed. It was decided not to accept the offer at this time, since it was felt that more research should be done on the water problem before any mitigation attempts are made.

**Proposal/Request from CERT**

Presented by CERT member Pattyrose Nakashima, CERT members were requesting that Bayshore “purchase an 8’ x 20’ shipping container and designate a small parcel of land, out of the Tsunami Zone, for said container.” They requested that Bayshore designate land, purchase the container (estimated cost: \$3,200.00, delivered), and prepare the site. They stated that there was a deadline for the decision. The deadline would be the August meeting. President

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Smith stated that the request would be forwarded to the Safety Committee for further evaluation, when the vacant Safety Committee was filled. Melissa Chown (Bayshore resident), Judith McNeil (Bayshore and CERT member) and Mike McReynolds (Bayshore and CERT member) all volunteered to serve on the Safety Committee.

**MSP**

Director Pat Johnson made the motion, and it was seconded, to approve volunteers Melissa Chown, Judith McNeil and Mike McReynolds to serve on the Safety Committee.  
Motion passed unanimously.

**MSP**

Director Pate Johnson made the motion, and it was seconded, to put the proposal from CERT on the August agenda.  
Motion passed unanimously.

Pattyrose then suggested CERT training for everyone, even if they weren't interested in serving on a CERT team.

**Proposal for Mackey Playground improvement**

Member Janet Golway submitted a proposal to improve Mackey Park Playground. President Smith asked if we need an engineer to look at the area to determine what need to be done to improve it and/or make it suitable for future improvements. He stated that this is a long term project and that he wants to give it to the Long Range Reserve Committee for further consideration. He stated that the first step was to find out the potential for the park. Audience input favored updating the park. There was also the suggestion to find out who uses or will use the park. President Smith stated that this will be assigned to the Long Range Reserve Committee.

**MSP**

Member Janet Golway volunteered to serve on the Physical Assets Committee. Director Pat Johnson made the motion, and it was seconded, to approve Janet Golway as a member of the Physical Assets Committee.  
Motion passed unanimously.

**Executive Session**

At 3:40 pm, President Smith announced that the Board would adjourn to Executive Session. The Board reconvened at 3:55 pm.

**MSP**

Director Ann Turner made the motion, and it was seconded, to increase the rate of pay for Marsha Heuer and Jesse Thomas by \$0.35/hour, effective "today," July 16, 2016. Discussion followed in which it was stated that Marsha and Jesse are both long time employees doing a good job.  
Motion passed unanimously.

The meeting was adjourned at 3:57 pm.

Minutes prepared by Kathi Loughman

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