

BAYSHORE BEACH CLUB, INC.

BOARD OF DIRECTORS MEETING

Saturday, April 19, 2025

In Attendance:

Karen Moorhead, Corp. Secretary	Division 1
Kate Guptill, Director	Division 1
Sarah Harris, Director	Division 2
Roger Smith, Vice President	Division 3
Josh Hanselman, President	Division 4
Megan Hanselman, Director	Division 4
Carolyn Gardner, Treasurer	Division 5
Storr Nelson, Director	Division 5

President Hanselman welcomed everyone to the hybrid clubhouse and zoom meeting, and Corporate Secretary Moorhead determined a quorum was present. The Board of Directors meeting was called to order by President Hanselman at 1:00 pm.

Vice President Smith moved and Director Harris seconded to approve the March 15, 2025 Board of Directors meeting minutes. Vote was unanimous in favor.

Vice President Smith moved and Director Hanselman seconded to accept the Board review of the financials for March, 2025. Vote was unanimous in favor.

President Hanselman moved and Director Hanselman seconded to include agenda items for this meeting as follows: Special Road District survey, Apartment septic, Alsi Hotel update, and Spring Clean Up 2025. Vote was unanimous in favor.

REPORTS:

FINANCIALS: Report Submitted.

FACILITIES: No Report, Verbal. The contractor will begin the work on the west side of the clubhouse soon. Discussion took place regarding the materials used for the new siding, and concluded that no motion was necessary to approve the siding materials. The Board determined it was better for Bayshore to pay the contractor in entirety than split the cost and pay the supplier of the material separately.

COMMITTEES:

PLANNING COMMITTEE: Report Submitted.

LONG-RANGE RESERVE/PHYSICAL ASSETS: No Report.

SAFETY COMMITTEE: No Report. President Hanselman discussed the possibility of receiving a box of Tsunami supplies that was offered by the "Oregon State of Emergency Management", and where Bayshore could possibly store the supplies. Members of the Safety Committee, Roger Smith and Dave Smith, considered a few locations such as the Old Savior Lutheran church, Pioneer, and behind Hilltop market. More discussion soon.

POLICIES AND PROCEDURES COMMITTEE: No Report, Action. Director Harris would like the Election section of the Policies & Procedure approved today (see Election committee pages included with the reports). Under the section "General Voting Procedures", Vice President Smith would like to add an "e" under number 4 that reads: "any amendments to the C&R's need a 2/3 vote of the HOA community".

President Hanselman moved and Director Hanselman seconded to approve the Election section of the Policies & Procedures, to include adding a section "e" under number 4, that reads: "any amendments to the C&R's need a 2/3 vote of the HOA community". Vote was unanimous in favor.

SOCIAL COMMITTEE: Report Submitted. Please RSVP for the Members' Dinner by May 9th.

COMMUNICATIONS: No Report.

BUDGET/FINANCE: Report Submitted. Verbal. Chair Mary Lou Morris stated a draft of the budget would be available for members at the Annual Members' meeting next month. Discussion about the possible increase in Boat and RV permit fees will be discussed at the June Board meeting, per Vice President Smith. Possible increase in the clubhouse rental fee will be discussed at a later date, as well as non-member club rental fees.

SAND LOBBY: Report Submitted.

NOMINATIONS: Report Submitted, Action. Vice President Smith thanked Jeri Reinhart and Robert Wert for their work on the nominations committee. Vice President Smith introduced the two candidates for the Board election, Gary Brown and Sheila Jones, both in Division 5.

ELECTIONS: Action. Chair of the Elections committee, Jacque Smith, discussed the election packet and instructions, and spoke about the ballot packet mailing, asking for volunteers to help assemble the packets on April 22nd from 4-8 pm. Food and drink will be provided.

TASK FORCES:

DUES TASK FORCE: Report Submitted.

BEACH ACCESS TASK FORCE: Report Submitted. President Hanselman presented pictures of the Mobi Mats, and mentioned the striping was completed in the upgraded parking lot to also include one handicap space. The Mobi Mats will be stored in the storage shed by the clubhouse pool.

Vice President Smith moved and Director Harris seconded to accept the reports for the minutes. Vote was unanimous in favor.

UNFINISHED BUSINESS:

- A. Code of Conduct:** Moved to the June Board meeting.
- B. Annual Employee Reviews:** Per President Hanselman, the reviews will be complete before the May Members' meeting.
- C. Alsi Hotel Update:** There is an offer on the hotel in Bayshore, with the intent to bring in a 'Double Tree' or 'Best Western' type of hotel.
- D. Apartment Septic:** There are potential issues with the septic in the clubhouse apartment, per Raul plumbing, who serviced the septic recently and noticed potential issues.
- E. Special Road District:** A survey will be sent through the office email from the Special Road District who would like input on three different ways cars could interface on Oceania Drive with bikes and pedestrians.

NEW BUSINESS:

A. Budget: See Budget, page 2 of minutes.

B. Mobi Mats: See Beach Access, page 2 of minutes.

C. Lien Fee: President Hanselman represented a member who was unable to attend this meeting. The member would like the lien fee of \$200.00 removed from their HOA dues balance. After discussion, it was determined this request could not be approved.

D. Pool Schedule/Fees: Four potential 'pool' changes were discussed: 1) Fees: pool renter fees will be increased to \$10.00 per day, Family pass (5 people) day use increased to \$35.00, and Family pass (5 people) week use increased to \$100.00; 2) Pool will be open seven days a week starting at 9am; 3) Pool season will be shortened by two weeks due to weather and time change (weather permitted, time may be added); 4) Open Swim hours will be changed to 1:00 pm to 5:00 pm.

Vice President Smith moved and Director Nelson seconded to approve all 4 above mentioned pool changes: pool fees, pool hours, pool shortened season, and new Open Swim hours. Vote was unanimous in favor.

President Hanselman moved and Director Harris seconded to open the recreation room to renters who purchase a pool pass during the pool season. Vote was unanimous in favor.

Reminder that minors under 14 years of age need adult supervision.

E. Spring Clean Up: Scotch broom is in full swing. Two 40- yard dumpsters have been ordered for the weekend of May 31- June 2nd. If you would like to volunteer to help, please contact Roger Smith, or via office.

EXECUTIVE SESSION: *President Hanselman moved and Director Harris seconded to go into executive session at 2:36 pm to discuss a personnel matter. Vote was unanimous in favor.*

Vice President Smith moved and President Hanselman seconded to approve the personnel matter. Vote was unanimous in favor.

MEMBERS COMMENTS:

Member Lynda Apel spoke on behalf of the Artisans with a fund- raising idea to have a Garage Sale in front of the Clubhouse. Possible date of June 7th and 8th. If members have anything to donate for the garage sale, please contact the Artisans email: bayshoreartisangroup@yahoo.com. All donations would go to the Bayshore sign by Highway 101. Lynda will send an email through the office with more details. The Board agreed this would be a good idea, no motion needed.

Will from Seal Rock Fire Dept addressed the Board and members with a reminder that all 7 Bayshore divisions are within the Seal Rock Fire district. Will asked that members make sure to vote this election for the Fire Dept. Will also mentioned that there are now 12-15 volunteers ready to serve at the Bayshore fire station.

Member and Pastor, John Westhafer, mentioned good news about his church and the updates that have taken place to include a new roof, and half of the carpeting is now in. There will be a community event and church service this coming September. This facility will be 'bigger and better' confirmed Pastor Westhafer.

ADJOURNMENT: *President Hanselman moved and Director Nelson seconded to adjourn the meeting at 2:50 pm. Vote was unanimous in favor.*

Minutes prepared by Kathy Drossel, Office Coordinator

BAYSHORE BEACH CLUB, INC.

04/05/25

Balance Sheet

Accrual Basis

As of March 31, 2025

	Mar 31, 25
ASSETS	
Current Assets	
Checking/Savings	
10000 · Checking - 1st Security Bank	
10000-a · Checking - 1st Security	5,311.35
Total 10000 · Checking - 1st Security Bank	5,311.35
10002 · Funds for Operations-Money Mkt	
10002-I · Operating Funds - 6/30/25	93,523.78
10002aa · Money Market - Reserve Account	26,114.52
Total 10002 · Funds for Operations-Money Mkt	119,638.30
10002b · Money Market CC Security	10,119.65
10020 · Petty Cash	
10020-a · General	50.00
Total 10020 · Petty Cash	50.00
Total Checking/Savings	135,119.30
Accounts Receivable	
11000 · Accounts Receivable	16,156.95
Total Accounts Receivable	16,156.95
Other Current Assets	
Reserve Accounts	
10005 · CD Reserve Account 1st Security	139,305.62
10006 · CD 1st Security	129,615.89
Total Reserve Accounts	268,921.51
10003 · Long Term Reserve Accounts	
10004 · Raymond James Investment Svcs.	
10004-a · Flex Fund	250,059.06
Total 10004 · Raymond James Investment Svcs.	250,059.06
Total 10003 · Long Term Reserve Accounts	250,059.06
12500 · Deposits in transit	400.00
14000 · Prepaid expenses	
14000-a · Insurance	11,648.97
Total 14000 · Prepaid expenses	11,648.97
Total Other Current Assets	531,029.54
Total Current Assets	682,305.79
Fixed Assets	
18000 · Land	63,354.00
18250 · Property, plant & equipment	788,923.00
18500 · Accumulated depreciation	-665,133.00
18900 · Construction in progress	
18900a · Clubhouse Remodel	37,102.00
Total 18900 · Construction in progress	37,102.00
Total Fixed Assets	224,246.00
TOTAL ASSETS	906,551.79

BAYSHORE BEACH CLUB, INC.

04/05/25

Balance Sheet

Accrual Basis

As of March 31, 2025

	Mar 31, 25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	2,338.31
Total Accounts Payable	2,338.31
Other Current Liabilities	
2110 · Direct Deposit Liabilities	-81.25
21400 · Payroll taxes payable	
21400-a · Payroll-FUTA	-350.98
21400-b · Payroll-FWH	129.00
21400-c · Payroll-MCARE	113.12
21400-d · Payroll-WBF assessment	-69.39
21400-e · Payroll-SUIOR	381.56
21400-f · Payroll-SWHOR	-109.17
21400-g · Payroll-FICA	483.72
21400-h · Payroll-State Transit	-184.19
Total 21400 · Payroll taxes payable	393.67
22250 · Rental Deposits	120.00
Total Other Current Liabilities	432.42
Total Current Liabilities	2,770.73
Total Liabilities	2,770.73
Equity	
31000 · General Fund Balance	776,405.04
Net Income	127,376.02
Total Equity	903,781.06
TOTAL LIABILITIES & EQUITY	906,551.79

BAYSHORE BEACH CLUB, INC.
Profit & Loss Budget vs. Actual
 July 2024 through March 2025

	Jul '24 - Mar 25	Budget
Ordinary Income/Expense		
Income		
40025 · 2024-2025 Membership Dues	273,240.00	274,050.00
42000 · Boat & RV Permits	425.00	250.00
42500 · Building use fees	1,700.00	2,000.00
44000 · Donations/Miscellaneous Income		
44000-o · doggiepot station	40.00	0.00
44000-q · Donations - other	645.00	
44000-T · Refund	513.29	0.00
44000bb · Artisans Group	1,711.00	0.00
44000hh · Donations-Capital Improvements	13,100.00	
44000mm · Moby Mat Donations	16,443.00	
44000 · Donations/Miscellaneous Income - Other	30.00	0.00
Total 44000 · Donations/Miscellaneous Income	32,482.29	0.00
44500 · Height Variance Requests	0.00	600.00
45000 · Interest and late fees		
45000-a · Interest & late fees - dues	2,331.67	1,750.00
45000-c · Interest - savings & investment	11,470.09	5,000.00
Total 45000 · Interest and late fees	13,801.76	6,750.00
46000 · Lien Fee Reimbursement	1,800.00	600.00
46500 · Pool Pass/Diaper Sales	2,513.00	5,000.00
47000 · Returned Check Charges	25.00	0.00
47500 · Transfer Fees	4,500.00	5,000.00
48000 · Violation Fines	550.00	0.00
48600 · Budgeted from reserves	0.00	85,000.00
Total Income	331,037.05	379,250.00
Gross Profit	331,037.05	379,250.00
Expense		
50000 · Operating Personnel		
50005 · Office Administrator - wages	26,926.13	45,000.00
50020 · Facilities Manager- wages	16,386.75	42,000.00
50025 · Employees-p/r taxes	6,030.87	15,000.00
50030 · Employees-SAIF	316.81	700.00
50035 · Pool attendants - wages	14,048.27	23,000.00
50055 · Operating Personnel expenses		
50055-b · Facilities Manager- vehicle	356.25	300.00
50055-h · Office Manager - vehicle	37.50	350.00
50100 · Pool Staff Expenses	0.00	250.00
Total 50055 · Operating Personnel expenses	393.75	900.00
Total 50000 · Operating Personnel	64,102.58	126,600.00
51000 · Administrative expense		
51005 · Accounting Fees	3,223.00	3,000.00
51020 · Bank Fees	25.00	0.00
51035 · Postage Machine Leasing	432.00	800.00
51040 · Insurance		
51040-a · Board Liability-D&O and tail	6,542.53	8,700.00
Total 51040 · Insurance	6,542.53	8,700.00
51050 · Legal Fees	2,924.58	10,000.00
51055 · Lien fees	988.00	600.00
51065 · Office Supply Purchases		
51065-a · Printing and Reproduction	812.25	5,000.00
51065-b · Postage & shipping	1,585.44	4,500.00
51065-c · Office Supplies	613.77	3,000.00

BAYSHORE BEACH CLUB, INC.
Profit & Loss Budget vs. Actual
July 2024 through March 2025

	Jul '24 - Mar 25	Budget
51065-d · Computer costs	385.90	1,000.00
51065-e · Quickbooks payroll expense	699.00	700.00
Total 51065 · Office Supply Purchases	4,096.36	14,200.00
51080 · Telephones	944.76	1,300.00
51081 · Internet expense	819.92	1,200.00
51085 · UBIT - tax	256.00	300.00
Total 51000 · Administrative expense	20,252.15	40,100.00
52000 · Site operating expense		
52005 · Clubhouse decor	0.00	200.00
52020 · Insurance		
52020-a · Flood Insurance	3,340.00	4,500.00
52020-b · Property Insurance-Commercial	15,887.00	21,175.00
Total 52020 · Insurance	19,227.00	25,675.00
52025 · Cleaning & Sanitation	764.45	500.00
52035 · Licenses & permits	1,328.48	2,500.00
52050 · Playgrounds & Parks	0.00	200.00
52051 · Equipment Rental	0.00	200.00
52053 · Spring Clean-Up	0.00	2,000.00
52055 · Pool - Chemicals & supplies	4,039.04	5,000.00
52065 · Recreational equipment	144.96	100.00
52085 · Utilities		
52085-a · Clubhouse TV & Radio	1,338.28	1,500.00
52085-b · Electricity	3,302.84	5,000.00
52085-c · Propane - Clubhouse & Pool	16,264.10	26,000.00
52085-e · Trash	1,671.15	2,600.00
52085-f · Water	3,884.86	5,500.00
52085-h · Septic Services	797.50	750.00
Total 52085 · Utilities	27,258.73	41,350.00
Total 52000 · Site operating expense	52,762.66	77,725.00
52054 · Doggie Pot Station Supplies	361.48	1,000.00
53000 · Repairs & improvements		
53010 · Building Repairs/Service	5,644.71	7,500.00
53014 · Equipment Repair/Service	1,726.01	1,500.00
53016 · Excavation/grading services	0.00	2,800.00
53026 · Septic Repair/Service	0.00	1,000.00
53035 · Building Materials/Supplies	1,200.84	1,000.00
53036 · Landscaping Supplies	375.56	500.00
53037 · Floor Repair/Cleaning Service	0.00	700.00
53045 · Pool Repairs & Improvements	1,317.48	6,000.00
53050 · Sports court & grounds	0.00	1,500.00
53056 · Lawn & Ground Service	781.98	1,000.00
Total 53000 · Repairs & improvements	11,046.58	23,500.00
54000 · Committee expense		
54005 · Board of directors' expense	529.29	1,000.00
54009 · Communications Committee	128.22	100.00
54020 · Planning committee expense	0.00	500.00
54026 · Safety Committee	1,278.91	1,100.00
54030 · Social committee	3,277.12	6,300.00
54031 · Artisans Group	141.67	0.00
54040 · Nominating Committee	0.00	800.00
Total 54000 · Committee expense	5,355.21	9,800.00

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04/05/25

Accrual Basis

BAYSHORE BEACH CLUB, INC.
Profit & Loss Budget vs. Actual
July 2024 through March 2025

	<u>Jul '24 - Mar 25</u>	<u>Budget</u>
55000 · Mobi Mat	653.76	
58000 · Contingency	0.00	15,525.00
61000 · Capital Outlay	49,965.32	85,000.00
Total Expense	204,499.74	379,250.00
Net Ordinary Income	126,537.31	0.00
Net Income	126,537.31	0.00

Planning Committee Report to the Board of Directors, April 19, 2025

- 1) Report covers: Meeting minutes from March 19, and April 2.
- 2) The Planning Committee continues to meet every other Wednesday from 9-11am. All members are welcome to attend. Our next meeting will be April 30th.
- 3) Since last report:
 - a) Construction: (approved)
 - a. Paint: 3
 - b. Fence: 1
 - c. Deck: 2
 - d. Roof: 1
 - e. Siding: 1
 - f. House: 1
 - b) Complaints filed: (new)
 - a. Trees: 4
 - b. Signage/Political Flags: 1
 - c. Unkempt Lot/Nuisance: 1
 - d. Ground Cover: 1
 - e. Above Ground Septic Systems: 3
 - c) Complaint Letters Sent (new & ongoing):
 - a. Information: 5
 - b. Notice of Violations: 0
 - c. Notice of Fines: 0
 - d. Fines: 0

Reminder: Scotch Broom will soon be blooming yellow flowers. As pretty as it is to look at, it is an invasive noxious plant that needs to be removed before it goes to seed. The best way to remove the plant is to dig it out and get all the roots. The Planning Committee in conjunction with the Spring Clean Up will be sending out notices to homeowners who have plants on their properties. Volunteers may be available to help clean up some properties. If you want your property checked for Scotch Broom, send an email to the Planning Committee: **Planning.Bayshore@gmail.com**.

The Annual Spring Clean-Up is scheduled for May 30 – June 2. There will be 2 large debris dumpsters in the east parking lot for all members to dispose of their tree limbs, scotch broom, and blackberry bushes. No Garbage, pressure treated wood/lumber, or metals will be accepted/allowed.

No Action Items this month.

Report submitted by Bayshore Planning Committee: Jeri Reinhart, Jeff Moorhead, Gary Brown, Roger Smith (BOD Liaison), & Paul Williams (Chair).

Election Committee

1. The Election Committee shall be appointed annually at the March Board of Director's meeting prior to the Annual Member Meeting.
2. The committee shall consist of at least four (4) and no more than six (6) members at large and shall be approved by the Board for the current election cycle. The Corporate Secretary shall be the liaison between the BOD and the Election Committee. If the Corporate Secretary is up for re-election, the Board of Directors shall appoint a member of the Board who is not up for re-election to act as a liaison to this committee as the Corporate Secretary's designee. No member planning to run in the current election can serve on the Election Committee.
3. All members of the Election Committee shall receive an informational packet containing the following:
 - a. Nominating and Election committee policy and procedures.
 - b. List of Bayshore members by division with membership numbers used to track ballots/proxies.
4. The chair shall be selected by the members of the committee and is responsible for coordinating the activities of the committee and providing updates/reports to the Board.

Duties and Responsibilities of the Election Committee

1. The committee is responsible for running the election for the new board members held at the Annual Member Meeting of members, the third Saturday in May.
2. Prior to the Annual Member Meeting, the committee is responsible for working with the Bayshore Beach Club Office Assistant in providing the following documents to be included with the voting packet for the membership:
 - a. Written ballot/proxy
 - b. Voting Instructions
 - i. How to mark and return the ballot or use of proxy
 - ii. Secrecy envelope
 - iii. Return envelope (Marked with ballot or proxy)
 - iv. Date on which ballots must be returned; mailed ballots must arrive no later than the Friday before the Annual Member Meeting, the day before the counting of ballots. Hand delivered ballots must be received **prior to the official counting of ballots**. ~~received no later than when nominations close, prior to the official counting of ballots.~~
 - v. Date on which ballots will be counted.
 - c. Any other issues being addressed at the Annual Member Meeting which requires votes, along with total votes and/or percentages required to approve ballot proposals.

3. Prior to the Annual Member Meeting, members must be notified at least ten (10) days before the ballots are mailed, the nature of the **vote** voted and when the ballots will be distributed. **Prior to the Annual Member Meeting, members must be notified of the nature of the upcoming vote and when the ballots will be distributed. This notification must happen at least ten (10) days before ballots are mailed. This notification can happen by email unless a member has notified the Bayshore Beach Office that they do not have an email address in which case a notification will be sent by standard mail delivery.**
4. Members will be mailed one (1) ballot/proxy for each lot owned not less than fifteen (15) calendar days or more than fifty (50) calendar days prior to the Annual Member Meeting.
5. All completed mailed or hand delivered ballots or proxies shall be sealed and locked in the ballot box until the day before the Annual Member Meeting. After the office has closed on the Friday before the Annual Member Meeting, the Chair and at least two (2) other members of the Election Committee, shall verify mailed and hand delivered ballots and proxies with the Master Membership List. All verified ballots will be returned to the locked ballot box until vote counting commences at the Annual Member Meeting, the following day. All verified proxies shall be separated and returned to the locked ballot box ready for disbursement on Saturday.
6. Upon arrival at the Annual Member Meeting all members attending the meeting must check in at the voting tables. The same Master Membership List, used above, will be used to check-in members as they drop off ballots and/or register proxies.
 - a. To verify ballots had not previously been turned in
 - b. Previously received written ballots may not be revoked
 - c. A provisional ballot or proxy may be provided if a member had not received not returned a ballot or proxy.
- ~~7. At the Annual Member Meeting, the presiding officer shall ask for any further nominations. If there are no nominations from the floor—see Nominating Committee #12-#14. **Removed with last bylaw change**~~
- ~~8. If there are no nominations from the floor at the Annual Member Meeting, nominations will be closed. **Removed with last bylaw change**~~
9. Once nominations are closed, ~~anyone who was nominated from the floor shall be considered a write-in candidate and~~ no new ballots shall be printed. All outstanding ballots and proxies must then be collected at the direction of the Election Committee Chair and vote counting commences. No additional ballots, proxies or changes will be accepted.

10. Any member in good standing may observe the counting of the votes, but other than the Election Committee, no person may participate in or otherwise interfere with the process.
11. The total number of ballots must be reconciled with the Master Membership List. Any errors or inconsistencies on a ballot or proxy, that would invalidate it, must be noted, but the member will not be contacted to correct the problem. This information will be included in the final election report to the Board of Directors.
12. If there is any division without representation, the nominee who receives the most votes will be selected to fill the first vacancy. All remaining Board positions are filled by popular vote. Those who receive the highest number of votes are selected until all other seats are filled. Board positions will be filled with priority given to a full-term or the longest remaining term within each division.
13. The Chair of the Election Committee shall submit the final election results to the Corporate Secretary or the Board's appointed designee, who then is responsible for notifying the President of the voting results. The job of the Election Committee is complete.
14. All ballots and tally sheets for the election, shall be securely held for one (1) year, whereby, if there has not been an inquiry regarding the election or vote, the ballots shall be destroyed. (See Appeals Process)
15. The results of the election will be recorded in the minutes of the Annual Member Meeting and the new Board will take office. Any vacancy occurring after the election results have been submitted to the Board of Directors is considered an appointment to the Board. (See Vacancy and Appointment Process)

Appeals Process

1. If there is a question regarding the election, a query is officially filed with the Board of Directors no later than 30 days after the final election results are published in the minutes. The form shall include the date the query is filed, name(s) of those filing and the reason for the query.
2. The query will be addressed by the Board of Directors whereby the issue(s) will be considered. The Board has **fifteen (15)** calendar days, after the Board meeting, to respond to the query.
 - a. Clarifying an issue
 - b. Appointing a 3-member task force to investigate
3. The taskforce has 30 calendar days to look into the query and report its findings, along with any recommendations to the Board at their next meeting. The Board of Directors will determine if any further action is needed.

Vacancy and Appointment Process

1. Any member of the Board of Directors may resign or forfeit their position on the Board if they are no longer a member in good standing, a member of the Bayshore Beach Club, Inc. or for any other personal reason.
2. After the final election results are reported to the Corporate Secretary, or designee, in the May Annual Member Meeting, any person filling a vacancy will be approved by majority vote of the remaining Board of Directors. This person will represent their district until the next Annual Member Meeting, whereby they will need to be elected by the membership to continue in that capacity.

General Voting Procedures

1. Voting may take place in person at the Annual Member meeting by written ballot alone.
2. Members shall be entitled to cast one vote per lot, tract, or parcel owned regardless of the number of owners.
3. The vote or proxy of a lot may be exercised by a co-owner in absence of protest by another co-owner. If the co-owners cannot agree, the vote of the lot is disregarded completely. A valid court order may establish the right of the co-owner's authority to vote.
4. Voting occurs for the following reasons:
 - a. Election of the Board of Directors in conjunction with Annual Member Meeting.
 - b. Amendments to the Articles of Incorporation in accordance with Oregon law.
 - c. Amendments to the Bayshore Beach Club Bylaws
 - d. Any modification, closure, removal, elimination, or discontinuance other than on a temporary basis of any swimming pool, spa, or recreation or community building requires an affirmative vote by the majority of members.

Proxy

1. A member may designate another member as a proxy.
2. A valid proxy must state who is being given the proxy, the scope of authority and must be dated and signed by the member.
3. The proxy terminates within one year after its date unless a shorter term is specified.
4. For the purpose of board elections, proxies **are only for the purposes of meeting the quorum requirement for the annual membership meeting.** Proxies must be verified they are valid and registered with the Election Committee and tracked on the Master Membership List. [Once the nominations have been closed, all outstanding ballots must be collected at the direction of the Election Committee

Chair. Any valid proxy may continue to be used, if the scope of the proxy authorized voting during the Annual Member Meeting.]-Delete

5. [A member may not revoke a proxy except by written notice of revocation at the time of the Annual Member Meeting.]-Delete
6. [If any voting has been done on a ballot, voting is considered completed and is not eligible for proxy.]-Delete

Notes:

Bylaw changes made in 2024 will need to be reviewed to edit document

Article IX – Quorum, Voting, and Proxies

Article X – Meeting of the Members (especially Section 2)

SOCIAL COMMITTEE REPORT
April 19th Board of Directors Meeting

I am pleased to report that in response to the February request sent out for volunteers, eight Bayshore members have expressed interest in joining our committee. Their participation will strengthen the committee's ability to achieve its objectives and further our mission. We will be welcoming our new volunteers at our next meeting on Wednesday, May 7th.

First Friday Happy Hour has been happening now for over one year (first HH was 3/1/2024). Thank you Lynda & Kenn Apel for making this event such a success!

Upcoming Events

Member's Meeting Dinner
Saturday, May 17th 5:00 pm

Submitted by, Lynda Claro, Chair

BUDGET COMMITTEE REPORT

APRIL 19, 2025

The Budget Committee has finalized a draft of the budget for 2025 -2026. A copy of the draft has been given to the BOD for their review.

The Budget Committee, with input from Kathi O'Leary, Kirk McClain and Carolyn Gardner, discussed the budget making adjustments for increases or decreases to each line item. The Profit & Loss Budget vs. Actual as of February 28th was used as a starting reference.

The Budget Committee is making the following recommendations for the budget:

1. Increase dues to \$280/lot, which is a \$10 increase. The total amount with the increase is under Income as Membership Dues.
2. Allot \$100,000 from Reserves to cover the costs for residing the south, east and north sides of the clubhouse. (The BOD will discuss this at the June BOD meeting before approving the budget.)
3. Have Carolyn Gardner move the funds that are currently in a CD with Raymond James to another insured financial institution in June when the CD matures.
4. Possibly increase fees for RV and Boat Permits and make the permits renewable every few years. (The Planning Committee has been asked by the Budget Committee to research this and make a recommendation to the BOD.)
5. Determine whether the clubhouse can be rented by non-members and possibly raise the rental fees. (Maybe doubling the fees from the current \$25/hr for the clubhouse and \$15/hr for the kitchen to \$50/hr for the clubhouse and \$30/hr for the kitchen)
6. Reconsider repairing the tennis court so it is usable. This was included in last year's budget but was tabled. (Last year the cost would have been \$3,300 to power wash and Acrack fill/match color or \$10,800 to power wash, resurface and crack fill.) The Budget Committee feels this is an asset that needs to be maintained.
7. The Contingency Fund will be \$28,050, but may be decreased if insurance premiums go up. (Premiums for the coming year are received in May or June.)

Submitted by

Mary Lou Morris

Bayshore Budget Committee

Sand Lobby Report

I reached out to committee members recently and found that most of them are no longer active on the committee. I would like to thank Clark Shaefer, John Blackburn, and Harry Demarest for their time and commitment to the committee.

The remaining members feel that the committee should focus on all sand issues relating to Bayshore: lobbying, beach access and permits, sand in the right of ways, and maybe the Mobi-mats.

The committee needs volunteers. If interested, please reach out to Roger Smith or Kathy Drossel in the office.

Roger Smith - Liaison

Election Committee Report

The Election Committee met a couple weeks ago and selected Jacque Smith as the Chairperson. The committee has updated the voter's packet and has sent it to the printing company. Volunteers are needed to help stu envelopes on April 22th at 4pm, upstairs in the Clubhouse.

Jacque Smith

Dues Task Force Meeting
April 2025 Monthly Report

Members: Kenn Apel (chair), Josh Hanselman, Megan Hanselman, Kate Lansing

The Task Force presented the results of the recent survey sent out to members along with a recommendation for moving forward. That information can be found [here](#).

About one-quarter of all members completed the survey, providing some insight into what those members were thinking re: the ways in which Bayshore can meet the costs of its 30-year maintenance plan for properties, facilities, & equipment as well as needed improvements. The Dues Task wants to hear the thoughts of all members to best understand what whole membership is thinking about Bayshore's future. It plans to conduct a second survey as well as to develop a better process to obtain input and feedback from all members.

Beach Access Task Force Monthly Report

April 2025

Members: Kenn Apel and Jana Hanford, Josh Hanselman (Board Liaison)

1. Bayshore now has approved State and County permits.
2. The paving company should have the new parking lot across from the beach access point completed by the April 11. Striping will be completed after that.
3. The Mobi-Mats should arrive by April 9.
4. The cleared pathway for the mats should be completely by May 1.
5. The Task Force likely will hold a “ribbon-cutting” in mid-May.