

**BAYSHORE BEACH CLUB, INC. BOARD OF DIRECTORS MEETING
Saturday, August 16, 2025 Agenda**

Quorum			Attending	Absent
Karen Moorhead,	Corporate Secretary	Division 1	_____	_____
Sarah Harris,	Director	Division 2	_____	_____
Roger Smith,	President	Division 3	_____	_____
Josh Hanselman,	Vice President	Division 4	_____	_____
Megan Hanselman,	Director	Division 4	_____	_____
Carolyn Gardner,	Treasurer	Division 5	_____	_____
Gary Brown,	Director	Division 5	_____	_____

- Approval of accepting the Financials for June 21, 2025
- Approval of Minutes for Board of Director's Meeting June 21, 2025
- Approval of Minutes for the Emergency Meeting for July 1, 2025
- Approval of accepting the Financials for July 19, 2025
- Approval of Minutes for the Board of Director's Meeting July 19, 2025
- Approval of accepting the Financials for Aug 16, 2025

Reports

- A. Financial Report:** Carolyn Gardner, Treasurer; **Report Submitted**
- B. Facilities:** Kirk McClain, Facility Manager; **Report Submitted *See New Business Section**
- C. Committees:**
 - 1. **Planning:** Paul Williams, Chair; Gary Brown, Liaison; **Report Submitted (Action Items: Fines)**
 - 2. **Long Range Reserve & Physical Assets:** No Chair; Josh Hanselman, Liaison; **Report Submitted (One Action Item: Add David Hanken)**
 - 3. **Safety:** Dave Smith, Chair; Josh Hanselman, Liaison; **Report Submitted**
 - 4. **Policies and Procedures:** Sarah Harris, Chair & Liaison; **No Report**
 - 5. **Social:** Lynda Claro, Chair; Karen Moorhead, Liaison; **Report Submitted**
 - 6. **Communications:** No Chair; Megan Hanselman, Liaison; **No Report**
 - 7. **Budget/Finance:** Mary Lou Morris, Chair; Carolyn Gardner, Liaison; **No Report**
 - 8. **Sand Lobby:** No Chair; Roger Smith, Liaison; **No Report**
- D. Task Forces:**
 - 1. **Clubhouse Project:** Kenn Apel, Chair; Megan Hanselman, Liaison; **No Report**
 - 2. **Dues Task Force:** Kenn Apel, Chair; Josh Hanselman, Liaison; **No Report**
- E. Motion** to include all reports for minutes

Unfinished Business

- A. Website Update – President Smith

New Business

- A. Clubhouse Siding Bids – President Smith
 - NE Bid #1: \$2975 (Paint, Prime, Caulk existing wood siding)
 - NE Bid #2: \$22,425 (Remove plywood, install Hardie Plank siding, paint, caulk)
 - East Side Bid: \$38,753 (remove shingles, replace windows, new siding, paint)

Member Comments

Motion for Executive Session

Adjournment

Zoom Link for Bayshore Board of Directors Meeting

Time: 1:00 PM Pacific Time

Join Zoom Meeting:

<https://us06web.zoom.us/j/89348043383?pwd=o4hSyqYK2vENyiXatyWNznVgLU5sp0.1>

Meeting ID: 893 4804 3383

Passcode: 374354

Finance Report for July 2025

There were several changes in investments made in June and July. You can find all of the current value of these investments in the balance sheet report. This table shows the current amounts in the account, the percentage rate for interest and the date of maturity. The first two CD's at 1st Security Bank were renewals. A risk free CD means that if Bayshore needs the funds the account can be closed without penalty.

The other question is what happened with the funds from Raymond James (\$255,558.94). The majority of the funds, \$230,801.68 was invested in a CD at the Oregon State Credit Union. In order to open a CD at OSCU, it was necessary to open a \$5 savings account. The remaining \$20,558.94 was used to open a new CD at 1st Security bank.

Our bank contact at 1st Security told us about an additional opportunity to get more interest by moving some of our funds into a Business Optimum Savings account. This account earns 5% and has no maturity date.

Most of these transactions were approved by the board in an emergency meeting on July 1, 2025.

Bayshore Investments as of 7-31-25

1st Security	amount	interest	maturity date	
CD Risk Free	\$ 141,145.00	3.44%	5/23/2026	
CD	\$ 131,406.82	4.03%	6/10/2026	
Business Optimum Savings	\$ 5,020.09	5%		
NEW CD	\$ 20,629.39	4.25%	11/01.2025	
		\$255,558.9		
Money from Raymond James		4		
Oregon State Credit Union	\$ 230,801.68	4.35%	8 months	Feb-26
OSCU Savings account	\$ 5.00	1.50%		

The operating funds for 2025-26 are deposited in a money market savings account at 1st Security which earns 1.25%. Some of these funds are transferred monthly when needed to pay expenses.

Submitted by:
Carolyn Gardner
Treasurer

BAYSHORE BEACH CLUB, INC.

Balance Sheet

As of July 31, 2025

	<u>Jul 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
10000 · Checking - 1st Security Bank	
10000-a · Checking - 1st Security	5,100.71
Total 10000 · Checking - 1st Security Bank	<u>5,100.71</u>
10002 · Funds for Operations-Money Mkt	
10002-m · Operating Funds - 6/30/26	180,545.92
10002aa · Money Market - Reserve Account	32,373.11
Total 10002 · Funds for Operations-Money Mkt	<u>212,919.03</u>
10002b · Money Market CC Security	10,141.59
10020 · Petty Cash	
10020-a · General	50.00
10020-d · Pool	150.00
Total 10020 · Petty Cash	<u>200.00</u>
Total Checking/Savings	<u>228,361.33</u>
Accounts Receivable	
11000 · Accounts Receivable	44,245.16
Total Accounts Receivable	<u>44,245.16</u>
Other Current Assets	
Reserve Accounts	
10005 · CD 1st Security #1	141,145.73
10006 · CD 1st Security #2	131,406.83
10007 · Savings Account - 1st Security	5,020.09
Total Reserve Accounts	<u>277,572.65</u>
10003 · Long Term Reserve Accounts	
10009 · Oregon State Credit Union CD	230,801.68
10009a · OSU - savings	5.00
10009b · 1st Security Long Term CD	20,629.39
Total 10003 · Long Term Reserve Accounts	<u>251,436.07</u>
12500 · Deposits in transit	1,477.42

BAYSHORE BEACH CLUB, INC.

Balance Sheet

As of July 31, 2025

08/09/25

Accrual Basis

	<u>Jul 31, 25</u>
14000 · Prepaid expenses	
14000-a · Insurance	26,011.46
Total 14000 · Prepaid expenses	<u>26,011.46</u>
Total Other Current Assets	<u>556,497.60</u>
Total Current Assets	829,104.09
Fixed Assets	
18000 · Land	63,354.00
18250 · Property, plant & equipment	785,768.00
18500 · Accumulated depreciation	-665,133.00
18900 · Construction in progress	
18900a · Clubhouse Remodel	37,102.00
Total 18900 · Construction in progress	<u>37,102.00</u>
Total Fixed Assets	<u>221,091.00</u>
TOTAL ASSETS	<u><u>1,050,195.09</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	17,338.67
Total Accounts Payable	<u>17,338.67</u>
Other Current Liabilities	
2110 · Direct Deposit Liabilities	-81.25
21400 · Payroll taxes payable	
21400-a · Payroll-FUTA	-390.09
21400-b · Payroll-FWH	359.00
21400-c · Payroll-MCARE	349.74
21400-d · Payroll-WBF assessment	-140.26
21400-e · Payroll-SUIOR	361.79
21400-f · Payroll-SWHOR	484.83
21400-g · Payroll-FICA	1,495.44
21400-h · Payroll-State Transit	-259.34
21400 · Payroll taxes payable - Other	-83.88
Total 21400 · Payroll taxes payable	<u>2,177.23</u>

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08/09/25

Accrual Basis

BAYSHORE BEACH CLUB, INC.

Balance Sheet

As of July 31, 2025

	<u>Jul 31, 25</u>
21410 · Wage Garnishments Payable	19.38
21500 · Deferred revenue	-284,060.00
22250 · Rental Deposits	120.00
Total Other Current Liabilities	<u>-281,824.64</u>
Total Current Liabilities	<u>-264,485.97</u>
Total Liabilities	-264,485.97
Equity	
31000 · General Fund Balance	1,076,994.69
Net Income	237,686.37
Total Equity	<u>1,314,681.06</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,050,195.09</u></u>

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

	Jul 25	Budget
Ordinary Income/Expense		
Income		
40026 · - 2025 -2026 Membership Dues	283,780.00	284,200.00
42000 · Boat & RV Permits	75.00	250.00
42500 · Building use fees	320.00	2,000.00
44000 · Donations/Miscellaneous Income		
44000mm · Moby Mat Donations	220.00	2,000.00
Total 44000 · Donations/Miscellaneous Income	220.00	2,000.00
44500 · Height Variance Requests	0.00	600.00
45000 · Interest and late fees		
45000-a · Interest & late fees - dues	1,960.80	1,750.00
45000-c · Interest - savings & investment	1,994.26	7,000.00
Total 45000 · Interest and late fees	3,955.06	8,750.00
46000 · Lien Fee Reimbursement	0.00	600.00
46500 · Pool Pass/Diaper Sales	1,382.22	4,000.00
47000 · Returned Check Charges	0.00	25.00
47500 · Transfer Fees	750.00	5,000.00
48600 · Budgeted from reserves	0.00	100,000.00
Total Income	290,482.28	407,425.00
Gross Profit	290,482.28	407,425.00
Expense		
50000 · Operating Personnel		
50005 · Office Administrator - wages	3,449.34	40,000.00
50020 · Facilities Manager- wages	3,606.25	35,000.00
50025 · Employees-p/r taxes	1,322.43	15,000.00
50030 · Employees-SAIF	0.00	700.00
50035 · Pool attendants - wages	5,004.28	23,000.00
50055 · Operating Personnel expenses		
50055-b · Facilities Manager- vehicle	46.25	400.00
50055-h · Office Manager - vehicle	18.75	250.00
Total 50055 · Operating Personnel expenses	65.00	650.00
Total 50000 · Operating Personnel	13,447.30	114,350.00
51000 · Administrative expense		
51005 · Accounting Fees	0.00	6,000.00
51020 · Bank Fees	20.00	25.00
51035 · Postage Machine Leasing	0.00	700.00

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

	Jul 25	Budget
51040 · Insurance		
51040-a · Board Liability-D&O and tail	0.00	9,500.00
Total 51040 · Insurance	0.00	9,500.00
51050 · Legal Fees	0.00	5,000.00
51055 · Lien fees	0.00	600.00
51065 · Office Supply Purchases		
51065-a · Printing and Reproduction	0.00	5,000.00
51065-b · Postage & shipping	80.64	5,000.00
51065-c · Office Supplies	108.88	2,000.00
51065-d · Computer costs	563.98	1,500.00
51065-e · Quickbooks payroll expense	0.00	800.00
Total 51065 · Office Supply Purchases	753.50	14,300.00
51080 · Telephones	105.00	1,500.00
51081 · Internet expense	100.00	1,200.00
51085 · UBIT - tax	0.00	300.00
Total 51000 · Administrative expense	978.50	39,125.00
52000 · Site operating expense		
52005 · Clubhouse decor	0.00	200.00
52020 · Insurance		
52020-a · Flood Insurance	0.00	5,000.00
52020-b · Property Insurance-Commercial	0.00	24,500.00
Total 52020 · Insurance	0.00	29,500.00
52025 · Cleaning & Sanitation	225.36	1,000.00
52035 · Licenses & permits	0.00	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	680.49	5,000.00
52065 · Recreational equipment	0.00	300.00
52085 · Utilities		
52085-a · Clubhouse TV & Radio	153.98	2,000.00
52085-b · Electricity	520.18	5,000.00
52085-c · Propane - Clubhouse & Pool	3,901.06	26,000.00
52085-e · Trash	212.45	2,600.00

6:41 AM

08/07/25

Accrual Basis

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

	<u>Jul 25</u>	<u>Budget</u>
52085-f · Water	926.31	6,100.00
52085-h · Septic Services	0.00	800.00
Total 52085 · Utilities	<u>5,713.98</u>	<u>42,500.00</u>
Total 52000 · Site operating expense	6,619.83	83,400.00
52054 · Doggie Pot Station Supplies	85.72	800.00
53000 · Repairs & improvements		
53010 · Building Repairs/Service	0.00	7,500.00
53014 · Equipment Repair/Service	53.02	1,750.00
53016 · Excavation/grading services	0.00	4,000.00
53026 · Septic Repair/Service	0.00	1,000.00
53035 · Building Materials/Supplies	316.86	1,700.00
53036 · Landscaping Supplies	0.00	500.00
53037 · Floor Repair/Cleaning Service	0.00	700.00
53045 · Pool Repairs & Improvements	0.00	6,000.00
53050 · Sports court & grounds	0.00	1,000.00
53056 · Lawn & Ground Service	0.00	1,000.00
Total 53000 · Repairs & improvements	<u>369.88</u>	<u>25,150.00</u>
54000 · Committee expense		
54005 · Board of directors' expense	0.00	1,000.00
54009 · Communications Committee	95.88	250.00
54020 · Planning committee expense	0.00	500.00
54026 · Safety Committee	0.00	1,100.00
54030 · Social committee	150.00	5,500.00
54040 · Nominating Committee	0.00	900.00
Total 54000 · Committee expense	<u>245.88</u>	<u>9,250.00</u>
55000 · Mobi Mat	0.00	2,000.00
58000 · Contingency	0.00	33,350.00
61000 · Capital Outlay	31,048.80	100,000.00
Total Expense	<u>52,795.91</u>	<u>407,425.00</u>
Net Ordinary Income	<u>237,686.37</u>	<u>0.00</u>
Net Income	<u><u>237,686.37</u></u>	<u><u>0.00</u></u>

Date: August 10, 2025

To: Bayshore Board of Directors

From: Kirk McClain, Facilities Manager

Subject: August 2025 Board Report

>* 1 action item

>* Attached are the bids for the East side of building. There are 2 options for the northeast corner section near the driveway. Total cost will be the price for East side in addition to one of the other 2 options. I am leaning toward the approx. 3 thousand to prep, prime and paint the existing siding. I wasn't sure what everyone else would prefer...so had him bid to install Hardy plank...which required underlayment and the huge additional cost.

Able D&L Construction

Derrick - Owner (CCB# 207392)

541-305-5868

INVOICE: EAST SIDE BID

1. Remove existing shingles
2. Prep exterior wall surfaces
3. Apply underlayment
4. Install Hardie plank shingles
5. Caulk newly installed siding
6. Paint 2 coats (Notshe II)
7. Remove 3 existing windows
8. Replace 3 new windows
9. Flashing and hardware will be stainless steel
10. Waste will be removed by Able D&L Construction

Labor & Materials = \$38,753.00

Able D&L Construction

Derrick - Owner (CCB# 207392)

541-305-5868

INVOICE: NE Corner

1. Paint & Prime 2 coats
2. Prep & caulk exterior surface
3. Labor & Materials \$2,975.00

4. NE Corner
5. Ply wood overlay caulked / Prep
6. Install Hardie plank siding
7. Paint 2 coats
8. Waste removed by Able D&L Construction
- 9.
- 10.

Labor & Materials \$22,425.00

Planning Committee Report to the Board of Directors, August 16, 2025

- 1) Report covers: Meeting minutes from July 19, 2025 - August 16, 2025
- 2) The Planning Committee continues to meet every other Wednesday from 9:00 - 11:00 am. All members are welcome to attend. Our Next meeting will be on August 20, 2025. Since our last report...
 - A. Construction: (approved)**
 - a. Paint: 2
 - b. Siding: 1
 - c. Garage: 1
 - B. Complaints Filed: (new)**
 - a. Trees: 6
 - b. Fence: 1
 - f. RV: 1
 - h. Scotch Broom: 2
 - C. Complaint Letters Sent:**
 - a. Information: 1
 - b. Notice of Violations: 1
 - c. Notice of Fines: 7
 - d. Fines: 0
 - D. Permits**
 - a. Boat: 1

We will be discussing how to contact the planning committee. We ask that you fill out a CARFs and/or a violation letter if you want it addressed by the planning committee at our scheduled meetings. Your complaints cannot be anonymous. Emails are not the appropriate way to contact the planning committee.

Only written CARFs and Violation Letters will be addressed at the Planning Committee Meetings every other Wednesday. Our next meeting is August 20, 2025 at 9:00 a.m.

If you have issues with trespassers, strange behavior you see in the neighborhood, threats towards you, etc., please call the Sheriff's Department at 541-265-0777.

If you have issues with dangerous dogs call the Sheriff's department at 541-574-5806.

If you have issues with people or a person at a short term rental, contact information with a name and number is posted in front of that home. In addition, there is a sheriff's number with a 24/7-hour hotline for things such as noise. That number is 541-265-0666. If that is not resolved in a timely manner, the sheriff's number is 541-265-0777.

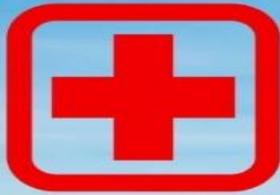
Report submitted by Bayshore Planning Committee:
Committee consists of: Jeri Reinhart; Gary Brown, Liaison; Rob Wert; Paul Williams (Chair)

Long Range Physical Assets Committee

I would like to add David Hanken to the Long Range Physical Assets Committee. I feel that Mr. Hanken's experience in the construction field will be an asset to the committee.

Josh Hanselman, Vice President
Long Range Physical Assets, Liaison

2nd Annual Waldport Emergency Preparedness Fair



ARE YOU READY?

*Saturday, August 23rd
(11am - 2pm)*

**1006 SW Range Drive
(The Church of Jesus Christ of Latter-day Saints
chapel)**



Representatives Attending:

Oregon State and Lincoln County
Emergency Management
Central Oregon Coast Fire & Rescue
Red Cross
CERT
Ham Radio
Estate Planning/Legal with Bro. Morril

Demonstrations On Site:

- 72-Hour survival kits
- Wilderness survival techniques
- Water purification
- Food storage tips & samples
- Emergency kits for cars
- A tasting table with freeze dried foods
- Solar demonstration

*Enjoy lunch and
Prizes with a drawing
every half hour.*

Hope to see you there!

Social Committee Report
August 16, 2025 Board of Directors Meeting

The first 'Music on the Patio' event, featuring music by Missing Link Jazz, was a well-received and enjoyable evening. Members appreciated the opportunity to gather, and enjoy quality music in a welcoming atmosphere. Our next 'Music on the Patio' event will take place on Saturday, August 16th and will showcase the music of Mike Tolle, a fellow Bayshore member.

Final Music on the Patio - Mark Your Calendars!

Saturday, September 20th

6:00-8:00 PM

Music by: Malcolm Meikle

Thanks to our thoughtful planning - reusing decorations, keeping events simple yet exciting, and tapping into the talents of our Bayshore community (the BBQ raffle)-we came in under budget for the fiscal year 7/1/2024-6/30/2025! Because of our increased attention to budgeting and spending the Social Committee was able to give back \$2,085.69 to Bayshore. Great teamwork everyone!

Action Item:

We acknowledge the resignation of Wynell Elzenga from the Social Committee, effective July 1, 2025. We thank her for her contributions and dedication during her time with the committee and wish her well.

The Social Committee is pleased to announce that Sarah Dance, Robin Greiner-Portman, and Katy Stovern will be joining us as new members. We are excited to work with them, hear their ideas, and for them to bring fresh energy to everything we do.

Submitted by,

Lynda Claro, Chair