

BAYSHORE BEACH CLUB, INC.

BOARD OF DIRECTORS MEETING

Saturday, June 21, 2025

In Attendance:

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

Absent:

Karen Moorhead, Corp. Secretary	Division 1
Sarah Harris, Director	Division 2

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

President Smith moved and Treasurer Gardner seconded to approve the April 19, 2025 Board of Directors meeting minutes. Vote was unanimous in favor.

Vice President Hanselman moved and Vice President Smith seconded to approve the May 17th Annual Member meeting minutes. Vote was unanimous in favor.

Treasurer Gardner moved and Vice President Hanselman seconded to approve the May 17th Organizational meeting minutes. Vote was unanimous in favor.

Vice President Hanselman moved and Director Hanselman seconded to approve the review of the May 2025 Financials. Vote was unanimous in favor.

REPORTS:

FINANCIALS: Report Submitted. Treasurer Gardner discussed Bayshore's financial bank investments.

It was determined that the two CD accounts of \$130,000, and \$141,000 at 1st Security bank would remain at 1st Security bank. The \$130,000 CD already matured and was reinvested. The \$141,000 CD matures on June 22, 2025 and the board approved the re-investment of the funds in a risk-free CD.

Vice President Hanselman moved and President Smith seconded to re-invest the \$141,000 CD at 1st Security Bank. Vote was unanimous in favor.

The Board determined it would be in Bayshore's best interest to close the savings account at Raymond James, and open two CD accounts at Oregon State Credit Union. The \$250,000 from Raymond James savings would be split into two CDs at Oregon State Credit Union (OSCU), with one CD at \$100,000, and the other CD at \$150,000 (with the earned interest from Raymond James).

Treasurer Gardner moved and Vice President Hanselman seconded to close the Raymond James savings account and open two CD accounts at Oregon State Credit Union. Vote was unanimous in favor.

Bayshore Beach Club must open an account to invest in an OSCU CD. Treasurer Gardner was authorized to open a savings account. The Board determined OSCU signers would remain the same as at 1st Security, and will be as follows:

President, Roger Smith
Vice President, Joshua Hanselman
Corporate Secretary, Karen Moorhead
Treasurer, Carolyn Gardner

Treasurer Gardner moved and Vice President Hanselman seconded to approve the opening of the account and to keep the same four Bayshore signers (Roger Smith, Joshua Hanselman, Karen Moorhead and Carolyn Gardner) for reason of consistency. Vote was unanimous in favor.

To help the Bayshore bookkeeper with her tasks, a new reimbursement form was presented at the meeting (see reports section). This reimbursement form will need the signature of the committee chair or the Board liaison, and a receipt of purchase will need to be attached.

President Smith moved and Vice President Hanselman seconded to approve the new reimbursement form. Vote was unanimous in favor.

FACILITIES: No Report, Verbal. With some hiccups from an old pump, and struggles with the heater, the swimming pool is still currently functioning and the chemicals are good. A boiler repair is needed for stop gap repairs on the current boiler system.

President Smith moved and Vice President Hanselman seconded to approve the 'stop gap repair bid' in the amount of \$2,040.00 for the current boiler system. Vote was unanimous in favor.

Vice President Hanselman discussed the sand grading bill received from Terry Thissell, as the bill seemed considerably higher than usual, with an amount of \$6,000. President Smith suggested Bayshore pay half the amount now, and per further investigation, a determination will be made for the remainder of the amount during the July Board meeting.

Vice President Hanselman moved and President Smith seconded to allocate \$2,800.00 from the 2024/25 budget to pay Terry Thissell half the amount of his sand grading bill, with further investigation and determination of the remainder of the bill during the July Board meeting. Vote was unanimous in favor.

COMMITTEES:

PLANNING COMMITTEE: Report Submitted. Director Brown reviewed the Planning committee report attached, as well as mentioned member Jeff Moorhead stepped down from the committee.

Thank you, Jeff, for your hard work on the Planning committee!

Director Brown moved and President Smith seconded to add member Rob Wert to the Planning Committee. Vote was unanimous in favor.

LONG-RANGE RESERVE/PHYSICAL ASSETS: No Report.

SAFETY COMMITTEE: No Report.

POLICIES AND PROCEDURES COMMITTEE: No Report, Action. Vice President Hanselman mentioned updates from the Policies & Procedures manual are being reviewed by the Board, and would require more time and

discussion to complete. Topic is tabled to a later date.

President Smith stated he would like to see an additional section in the Policies & Procedure manual that would explain the new reimbursement form process that now includes the Chair of the committee's review of receipts before turning in to the bookkeeper, Kathi O'Leary for reimbursement.

SOCIAL COMMITTEE: Report Submitted. Chair, Lynda Claro, discussed upcoming events such as the Meet -n- Greet BBQ on June 28th, with 110 RSVPs, as well as the Music on the Patio event on July 19th.

COMMUNICATIONS: No Report. Member, Mary Leighton, offered her volunteer services on the Communications committee.

Vice President Hanselman moved and President Smith seconded to add Mary Leighton to the Communications committee. Vote was unanimous in favor.

BUDGET/FINANCE: Report Submitted. Verbal. Chair Morris reinforced her suggestion that the Planning committee raise the fees for RV and boat permits, as well as Clubhouse rentals. [see Budget under New Business for more information]

SAND LOBBY: Report Submitted, Action. *President Smith moved and Vice President Hanselman seconded to add Kathryn Knutson to the Sand Lobby committee. Vote was unanimous in favor.*

ELECTIONS: Report Submitted. Thank you, Mary Lou Morris, Sarah Dance, Uschi Gamel, Aaron Stovern, Jacque Smith, and Karen Moorhead for your hard work on the election committee this year. The election received 229 votes. Of those, 5 were invalid and 3 did not have signatures. 221 valid votes were cast: Member, Gary Brown received 172 votes, and Sheila Jones received 49 votes.

TASK FORCES:

DUES TASK FORCE: No Report.

BEACH ACCESS TASK FORCE: Report Submitted. See member comments section.

Vice President Hanselman moved and Treasurer Gardner seconded to accept the reports for the minutes. Vote was unanimous in favor.

UNFINISHED BUSINESS:

A. Spring Clean- up 2025: 9 tons (18,000 pounds) of debris was collected. The clean- up remained under the budget of \$2,000, even after adding a third bin! Big shout out to Dave Smith for his dedication, organizational skills and many hours of hard labor. Pictures and more information will be in a future Breeze.

B. Square Usage: Pool attendants are using a 'square terminal' to accept credit cards for pool payment. No complications at this point.

NEW BUSINESS:

A. Bayshore Website Issues/Office Computer: 1) Computer bug elimination: Computer specialist Ken from Oregon Coast Technology - Carezian, has worked diligently in eliminating the computer bug/ virus. 2) The Bayshore webpage cannot be updated at this time as the language that was used to create the webpage is no

longer functioning due to a software update from a search engine company (C-Panel) that eliminated the HTML-edit source. Ken from Oregon Coast Technology, as well as a company called Host Gator, have both offered Bayshore a quote to replicate the webpage using a newer language. Ken's quote from Carezian offers user friendly ADA tools. Both quotes are priced at approximately \$3,000, with Ken's coming in at \$300.00 less than Host Gator.

B. **Budget:** Final adjustments were made on the budget to include, deleting the Artisans group, as separate funds would help with accounting purposes; consideration of stairs, tennis courts and northside siding was discussed, as well as adding a separate line item for the mobi mats at \$2,000. Recreational equipment for the pool was considered at an increase to \$300.00.

Vice President Hanselman moved and President Smith seconded to approve the budget as presented. Vote was unanimous in favor.

Vice President Hanselman moved and Director Hanselman seconded to accept the BID for the siding on the Northside of the Clubhouse in the amount of \$31,048.80 using the same contractor who is currently re-doing the Westside.

Facility Manager McClain will prepare the Northside BID for signature.

MEMBER COMMENTS:

Kenn Apel requested to dissolve the Beach Access Task Force. *Vice President Hanselman moved and Director Hanselman seconded to suspend the Beach Access Task Force until there is another need. Vote was unanimous in favor.*

Member requests to turn the pool temperature up. Board discussion determined it was not necessary.

Vice President Hanselman would like the HOA to work on relations with Alsi Hotel, keeping a positive community. The boulders at Alsi Hotel are not an HOA issue.

Melissa Hansen has requested Bayshore's help with an issue she is facing with Darrin Goodrick. Darrin Goodrick is hired by the Special Road Committee to mow the easements during the Spring time. Melissa states that Darrin's vehicle(s) should be parked North West in the gravel parking lot and not next to her house, as previous signs in the parking lot stated. Melissa has requested Bayshore put the signs back up in the parking lot so there is no confusion as to where commercial vehicles should park. Vice President Hanselman and Facility Manager McClain are working on acquiring the signs.

ADJOURNMENT:

Minutes prepared by Kathy Drossel, Office Coordinator

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

	amount	interest	maturity date	
1st Security 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	From Raymond James
Money from Raymond James	\$255,558.94			
Oregon State Credit Union	\$ 230,801.68	4.35%	3/2/2026	From Raymond James
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.

07/12/25

Balance Sheet

Accrual Basis

As of June 30, 2025

	<u>Jun 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
10000 · Checking - 1st Security Bank	
10000-a · Checking - 1st Security	261,697.11
Total 10000 · Checking - 1st Security Bank	<u>261,697.11</u>
10002 · Funds for Operations-Money Mkt	
10002-m · Operating Funds - 6/30/26	174,916.40
10002aa · Money Market - Reserve Account	32,373.11
Total 10002 · Funds for Operations-Money Mkt	<u>207,289.51</u>
10002b · Money Market CC Security	10,136.01
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>479,322.63</u>
Accounts Receivable	
11000 · Accounts Receivable	95,780.36
Total Accounts Receivable	<u>95,780.36</u>
Other Current Assets	
Reserve Accounts	
10005 · CD Reserve Account 1st Security	140,733.95
10006 · CD Reserve Account #2	130,958.09
Total Reserve Accounts	<u>271,692.04</u>
12500 · Deposits in transit	6,570.00
14000 · Prepaid expenses	
14000-a · Insurance	1,667.46
Total 14000 · Prepaid expenses	<u>1,667.46</u>
Total Other Current Assets	<u>279,929.50</u>
Total Current Assets	<u>855,032.49</u>
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>1,076,123.49</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	2,490.41
Total Accounts Payable	<u>2,490.41</u>
Other Current Liabilities	
2110 · Direct Deposit Liabilities	-81.25

BAYSHORE BEACH CLUB, INC.

07/12/25

Balance Sheet

Accrual Basis

As of June 30, 2025

	<u>Jun 30, 25</u>
21400 · Payroll taxes payable	
21400-a · Payroll-FUTA	-363.28
21400-b · Payroll-FWH	299.00
21400-c · Payroll-MCARE	296.60
21400-d · Payroll-WBF assessment	-121.25
21400-e · Payroll-SUIOR	706.03
21400-f · Payroll-SWHOR	345.83
21400-g · Payroll-FICA	1,268.16
21400-h · Payroll-State Transit	-182.92
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Total 21400 · Payroll taxes payable	2,248.17
21410 · Wage Garnishments Payable	19.38
22250 · Rental Deposits	120.00
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Total Other Current Liabilities	2,306.30
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Total Current Liabilities	4,796.71
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Total Liabilities	4,796.71
Equity	
31000 · General Fund Balance	776,405.04
Net Income	294,921.74
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Total Equity	1,071,326.78
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TOTAL LIABILITIES & EQUITY	<u><u>1,076,123.49</u></u>

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

	Jul '24 - Jun 25	Budget
Ordinary Income/Expense		
Income		
40024 · 2023-2024 Membership Dues	140.00	0.00
40025 · 2024-2025 Membership Dues	273,240.00	274,050.00
40026 · - 2025 -2026 Membership Dues	284,340.00	0.00
42000 · Boat & RV Permits	625.00	250.00
42500 · Building use fees	2,775.00	2,000.00
44000 · Donations/Miscellaneous Income		
44000-o · doggiepot station	60.00	0.00
44000-q · Donations - other	665.00	
44000-T · Refund	513.29	0.00
44000bb · Artisans Group	-3,292.26	0.00
44000hh · Donations-Capital Improvements	13,100.00	
44000mm · Moby Mat Donations	19,283.00	0.00
Total 44000 · Donations/Miscellaneous Income	30,329.03	0.00
44500 · Height Variance Requests	0.00	600.00
45000 · Interest and late fees		
45000-a · Interest & late fees - dues	2,381.84	1,750.00
45000-c · Interest - savings & investment	20,114.03	5,000.00
Total 45000 · Interest and late fees	22,495.87	6,750.00
46000 · Lien Fee Reimbursement	1,800.00	600.00
46500 · Pool Pass/Diaper Sales	2,750.58	5,000.00
47000 · Returned Check Charges	25.00	0.00
47500 · Transfer Fees	5,700.00	5,000.00
48000 · Violation Fines	550.00	0.00
48600 · Budgeted from reserves	0.00	85,000.00
Total Income	624,770.48	379,250.00
Gross Profit	624,770.48	379,250.00
Expense		
50000 · Operating Personnel		
50005 · Office Administrator - wages	37,802.97	45,000.00
50020 · Facilities Manager- wages	24,963.00	42,000.00
50025 · Employees-p/r taxes	8,875.25	15,000.00
50030 · Employees-SAIF	593.47	700.00
50035 · Pool attendants - wages	17,859.46	23,000.00
50055 · Operating Personnel expenses		
50055-b · Facilities Manager- vehicle	436.25	300.00
50055-h · Office Manager - vehicle	93.75	350.00
50100 · Pool Staff Expenses	0.00	250.00
Total 50055 · Operating Personnel expenses	530.00	900.00
Total 50000 · Operating Personnel	90,624.15	126,600.00
51000 · Administrative expense		
51005 · Accounting Fees	8,913.00	3,000.00
51020 · Bank Fees	30.00	0.00
51035 · Postage Machine Leasing	576.00	800.00
51040 · Insurance		
51040-a · Board Liability-D&O and tail	8,724.04	8,700.00
Total 51040 · Insurance	8,724.04	8,700.00
51050 · Legal Fees	3,040.08	10,000.00
51055 · Lien fees	1,064.00	600.00
51065 · Office Supply Purchases		
51065-a · Printing and Reproduction	2,430.13	5,000.00
51065-b · Postage & shipping	3,389.19	4,500.00
51065-c · Office Supplies	1,110.87	3,000.00

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

	Jul '24 - Jun 25	Budget
51065-d · Computer costs	1,878.86	1,000.00
51065-e · Quickbooks payroll expense	699.00	700.00
Total 51065 · Office Supply Purchases	9,508.05	14,200.00
51080 · Telephones	1,259.76	1,300.00
51081 · Internet expense	1,119.92	1,200.00
51085 · UBIT - tax	256.00	300.00
Total 51000 · Administrative expense	34,490.85	40,100.00
52000 · Site operating expense		
52005 · Clubhouse decor	0.00	200.00
52020 · Insurance		
52020-a · Flood Insurance	5,845.00	4,500.00
52020-b · Property Insurance-Commercial	21,182.00	21,175.00
Total 52020 · Insurance	27,027.00	25,675.00
52025 · Cleaning & Sanitation	916.55	500.00
52035 · Licenses & permits	1,031.87	2,500.00
52050 · Playgrounds & Parks	0.00	200.00
52051 · Equipment Rental	0.00	200.00
52053 · Spring Clean-Up	1,891.70	2,000.00
52055 · Pool - Chemicals & supplies	7,059.88	5,000.00
52065 · Recreational equipment	229.91	100.00
52085 · Utilities		
52085-a · Clubhouse TV & Radio	1,781.26	1,500.00
52085-b · Electricity	4,282.24	5,000.00
52085-c · Propane - Clubhouse & Pool	23,233.84	26,000.00
52085-e · Trash	2,245.54	2,600.00
52085-f · Water	5,575.15	5,500.00
52085-h · Septic Services	797.50	750.00
Total 52085 · Utilities	37,915.53	41,350.00
Total 52000 · Site operating expense	76,072.44	77,725.00
52054 · Doggie Pot Station Supplies	361.48	1,000.00
53000 · Repairs & improvements		
53010 · Building Repairs/Service	6,427.28	7,500.00
53014 · Equipment Repair/Service	4,253.94	1,500.00
53016 · Excavation/grading services	6,000.00	2,800.00
53026 · Septic Repair/Service	0.00	1,000.00
53035 · Building Materials/Supplies	1,329.79	1,000.00
53036 · Landscaping Supplies	616.50	500.00
53037 · Floor Repair/Cleaning Service	280.00	700.00
53045 · Pool Repairs & Improvements	1,382.48	6,000.00
53050 · Sports court & grounds	249.99	1,500.00
53056 · Lawn & Ground Service	781.98	1,000.00
Total 53000 · Repairs & improvements	21,321.96	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	171.73	500.00
54026 · Safety Committee	1,278.91	1,100.00
54030 · Social committee	4,214.31	6,300.00
54031 · Artisans Group	-1,584.49	0.00
54040 · Nominating Committee	0.00	800.00
Total 54000 · Committee expense	4,737.97	9,800.00

11:45 AM

07/12/25

Accrual Basis

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

	<u>Jul '24 - Jun 25</u>	<u>Budget</u>
55000 · Mobi Mat	19,115.57	0.00
58000 · Contingency	0.00	15,525.00
61000 · Capital Outlay	83,124.32	85,000.00
Total Expense	329,848.74	379,250.00
Net Ordinary Income	294,921.74	0.00
Net Income	294,921.74	0.00

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

- 1) Report covers: Meeting minutes from June 18, and July 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 on July 16th.
- 3) The Planning Committee is going through a time of transition. Please be patient with us as we try and work through the backlog of complaints. We are all volunteers and are doing our best to enforce the rules of the C&R's.
- 4) Since last report:
 - a) Construction: (approved)
 - a. Paint: 3
 - b. Fence: 1
 - c. Deck: 2
 - d. Roof: 1
 - e. Siding: 2
 - f. House: 1 (Submitted, not yet approved)
 - b) Complaints filed: (new)
 - a. Trees: 1
 - b. Boat: 1
 - c. Dogs: 1
 - d. RV: 1
 - e. Unkempt Lot: 2
 - c) Complaint Letters Sent:
 - a. Information: 2
 - b. Notice of Violations: 4
 - c. Notice of Fines: 6
 - d. Fines:
 - d) Permits:
 - a. RV: 2
 - b. Boat: 2

No actions.

Report submitted by Bayshore Planning Committee: Jeri Reinhart, Rob Wert, Gary Brown (BOD Liaison), & Paul Williams (Chair).

July 2025

Safety report

1. Dave Larmouth from Dahl to talk about new Oregon Recycling  procedures and disposal of household Hazmats.
2. Robin Portman to be voted in for Safety committee member.
3. The Bayshore Tsunami cache will be open Saturday, August 2 for members to take care of their emergency totes. Safety committee members are usually always available to open the cache for members needing to get in to replace perishable items. Notify office if you need access.

Dave Smith
Bayshore Safety committee

Social Committee Report

July 19, 2025 Board of Directors Meeting

We are thrilled to report that the June 28th Meet & Greet BBQ was a tremendous success, with 113 members and guests coming together to enjoy an afternoon full of delicious food, great music, and plenty of fun!

The raffle prizes were a hit, and we want to extend a big thank you to everyone who donated-your generosity made it extra special.

A heartfelt thanks to every Social Committee member and volunteer who helped make the BBQ a resounding success. It wouldn't have been possible without your dedication, energy, and cheerful smiles. Your hard work and enthusiasm didn't go unnoticed and it made the event unforgettable. I'm truly grateful for each and every one of you.

In true coastal fashion, the wind decided to make a dramatic entrance, forcing us to wrap up food service a bit earlier than planned. Apologies for any inconvenience, but when you're on coastal time, the wind calls the shots! We appreciate your understanding and hope you enjoyed the day as much as we did.

This BBQ was more than just a meal-it's a celebration of our Bayshore community, and it wouldn't have happened without each of you. So, from the bottom of our hearts thank you!

We're looking forward to more great events with our wonderful Bayshore community!

Upcoming events:

Music on the Patio series
6:00-8:00 PM

BYOB & a snack to share
Saturday: 7/19, 8/16 & 9/20

Submitted by,
Lynda Claro, Chair