

BOARD OF DIRECTORS MEETING
Saturday, November 15, 2025

In Attendance:

Karen Moorhead, Corp. Secretary	Division 1
Kenn Apel, Director	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

President Smith 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 Smith at 1:04 pm.

Corporate Secretary Moorhead made a request to table the motion to accept the financials until the January 2026 Board meeting, due to a delay in receiving the financials. The Board decided against this request and made the following motion.

President Smith moved and Director Apel seconded to accept the October 18, 2025 financials. Vote was 7 in favor, 1 opposed. Vote was approved.

President Smith moved and Director Apel seconded to approve the October 18, 2025 Board of Directors Meeting Minutes. Vote was unanimous in favor.

President Smith included two updates to the BOD Agenda: 1) Interest in purchase of Alsi Hotel; and 2) PC fine - tabled until the January Board meeting.

REPORTS:

FINANCIALS: Report Submitted. Treasurer Gardner stated the CD at 1st Security bank of \$20,846.95 with a rate of 3.98% matures April 30, 2026. Treasurer Gardner is checking on any insurance reduction due to the new clubhouse siding. Vice President Hanselman offered to help review the list of Bayshore's fixed assets for the Bayshore accountant, along with Facility Manager McClain and member David Hanken who is on the Long-Range Reserve committee.

FACILITIES: No Report. The pool table has been re-felted, blue color.

COMMITTEES:

PLANNING COMMITTEE: Report Submitted. Member fine from Division 2 has been tabled.

LONG-RANGE RESERVE/PHYSICAL ASSETS: No Report.

SAFETY COMMITTEE: Report Submitted. Vice President Hanselman suggested members be prepared as we head into power outage season stating the clubhouse is here to help, but please be prepared.

POLICIES AND PROCEDURES COMMITTEE: No Report.

SOCIAL COMMITTEE: Report Submitted. Chair Claro mentioned the Holiday party is already booked. Eighty members replied in five days and four people are already on the waiting list.

COMMUNICATIONS: No Report.

BUDGET/FINANCE: No Report.

SAND LOBBY: No Report.

TASK FORCES:

DUES TASK FORCE: No Report.

President Smith moved and Vice President Hanselman seconded to approve the reports for the minutes. Vote was unanimous in favor.

UNFINISHED BUSINESS:

A. Tennis Court Drainage: Facility Manager McClain began the search for bids regarding the French drain project by the tennis courts, but as this is the slow season during the holidays he may not have any information until the January or February Board meeting. President Smith reached out to a member who owns a tractor that may be able to volunteer his services. More information to come at the January Board meeting.

B. Artisans Sign Proposal: Lynda Apel provided some new information regarding the new Bayshore sign project the Artisans are working on by Hwy 101, stating the member responses from her email have mostly been positive. Lynda also mentioned, after obtaining information through President Smith, the placement of the sign would be located on Meredith Lodging's property. The Board suggested the Artisans take a couple months to do some due diligence and identify exact placement of the sign. President Smith suggested a written contract with Meredith would be wise, and Lynda thought perhaps to include an offer of some kind to Meredith in exchange for the sign placement on their property. Lynda also stated it would be nice to add some of the stones from the current stone wall to the base of the new sign.

C. ADA Door: Director Apel received a quote from Lincoln County Glass company in the amount of \$8200 to install a power assisted device to operate/open the current doors on the west side of the second story of the clubhouse. This amount does not cover the electric cost of \$1000, or the door itself.

Director Apel and Corporate Secretary Moorhead are working on a grant for the ADA door and an additional mobi mat (for more surface area to walk on the sand). Confirmation of the grant will be some time in March 2026.

NEW BUSINESS:

A. Tree and Limb Removal in Hilton Park: President Smith is looking for volunteers to help cut some trees by Hilton Park, and would like to get a work party together to cut tree branches into firewood, or hauled to the dump. Please send an email to the Bayshore office if you have an interest. President Smith thanked the members who live in the area who have done previous clean-up work relating to the trees.

B. Volunteers Needed: A Nominating committee will need to be assembled in January, and an Elections committee will also be needed soon after. Members cannot be on these two committees if they are running for the Board. Please consider volunteering for either committee.

C. Alsi Hotel Update: Vice President Hanselman received a call from a woman, Kim, who has interest in purchasing Alsi hotel. Kim and her investors would like to open up the rooms to short term and long-term rentals. Kim wanted to make sure they were a good fit, and expressed her commitment in benefiting all the Bayshore divisions, for example, the use of the hotel parking lot during holiday events, as one example. Kim stated she has great interest in community involvement.

MEMBER COMMENTS:

Member Sarah Schultz addressed the Board with her request to turn some of the street lights back on in the HOA that were turned off in 2018 from a majority vote. Ms. Schultz stated the streets are too dark and she does not feel safe. After some discussion, the Board agreed that Ms. Schultz could present a petition to members which would require 102 signatures (10% of the membership). If Ms. Schultz obtains the votes, she can present the signatures at the April Board meeting, and if voted in, her petition can be added to the ballot in May, which would then require a majority of 2/3 of the HOA membership to vote the street lights back on. The street lights were turned off by vote in 2018 as members at that time wanted 'darkness' which provided a better view of the night sky, also factoring in the expense of the lights. There was a general survey done in 2022 and there were no requests for streetlights to be put back on.

EXECUTIVE SESSION: *President Smith moved and Vice President Hanselman seconded to adjourn to executive session at 2:06 pm to discuss personnel matters. Vote was unanimous in favor.*

The Board returned from executive session at 2:30 pm with the following motion:

President Smith moved and Vice President Hanselman seconded to accept changes to the employee benefit package. Vote was unanimous in favor.

ADJOURNMENT: *Vice President Hanselman moved and President Smith seconded to adjourn the meeting at 2:31 pm. Vote was unanimous in favor.*

Minutes prepared by Kathy Drossel, Office Coordinator

BAYSHORE BEACH CLUB, INC.

11/08/25

Balance Sheet

Accrual Basis

As of October 31, 2025

	<u>Oct 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
10000 · Checking - 1st Security Bank	
10000-a · Checking - 1st Security	2,714.52
Total 10000 · Checking - 1st Security Bank	2,714.52
10002 · Funds for Operations-Money Mkt	
10002-m · Operating Funds - 6/30/26	68,062.81
10002aa · Money Market - Reserve Account	33,873.11
Total 10002 · Funds for Operations-Money Mkt	101,935.92
10002b · Money Market CC Security	10,158.16
10020 · Petty Cash	
10020-a · General	50.00
Total 10020 · Petty Cash	50.00
Total Checking/Savings	114,858.60
Accounts Receivable	
11000 · Accounts Receivable	25,543.49
Total Accounts Receivable	25,543.49
Other Current Assets	
Reserve Accounts	
10005 · CD 1st Security #1	142,374.92
10006 · CD 1st Security #2	132,747.68
10007 · Savings Account - 1st Security	5,081.73
Total Reserve Accounts	280,204.33
10003 · Long Term Reserve Accounts	
10009 · Oregon State Credit Union CD	233,293.18
10009a · OSU - savings	5.00
10009b · 1st Security Long Term CD	20,846.95
Total 10003 · Long Term Reserve Accounts	254,145.13
12500 · Deposits in transit	853.20
14000 · Prepaid expenses	
14000-a · Insurance	24,258.88
Total 14000 · Prepaid expenses	24,258.88
Total Other Current Assets	559,461.54
Total Current Assets	699,863.63
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	37,102.00
Total Fixed Assets	221,091.00
TOTAL ASSETS	920,954.63

BAYSHORE BEACH CLUB, INC.

Balance Sheet

As of October 31, 2025

11/08/25

Accrual Basis

	<u>Oct 31, 25</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	33,396.36
Total Accounts Payable	<u>33,396.36</u>
Other Current Liabilities	
2110 · Direct Deposit Liabilities	-81.25
21400 · Payroll taxes payable	
21400-a · Payroll-FUTA	-426.86
21400-b · Payroll-FWH	292.00
21400-c · Payroll-MCARE	279.14
21400-d · Payroll-WBF assessment	-154.34
21400-e · Payroll-SUIOR	288.74
21400-f · Payroll-SWHOR	375.83
21400-g · Payroll-FICA	1,193.42
21400-h · Payroll-State Transit	-362.68
21400 · Payroll taxes payable - Other	-103.26
Total 21400 · Payroll taxes payable	<u>1,381.99</u>
21410 · Wage Garnishments Payable	58.13
22250 · Rental Deposits	120.00
Total Other Current Liabilities	<u>1,478.87</u>
Total Current Liabilities	<u>34,875.23</u>
Total Liabilities	34,875.23
Equity	
31000 · General Fund Balance	792,934.69
Net Income	93,144.71
Total Equity	<u>886,079.40</u>
TOTAL LIABILITIES & EQUITY	<u><u>920,954.63</u></u>

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

	Jul - Oct 25	Budget
Ordinary Income/Expense		
Income		
40026 · - 2025 -2026 Membership Dues	282,940.00	284,200.00
42000 · Boat & RV Permits	250.00	250.00
42500 · Building use fees	1,060.00	2,000.00
44000 · Donations/Miscellaneous Income		
44000-T · Refund	46.00	
44000hh · Donations-Capital Improvements	50.00	
44000mm · Moby Mat Donations	270.00	2,000.00
Total 44000 · Donations/Miscellaneous Income	366.00	2,000.00
44500 · Height Variance Requests	0.00	600.00
45000 · Interest and late fees		
45000-a · Interest & late fees - dues	2,922.82	1,750.00
45000-c · Interest - savings & investment	7,423.55	7,000.00
Total 45000 · Interest and late fees	10,346.37	8,750.00
46000 · Lien Fee Reimbursement	0.00	600.00
46500 · Pool Pass/Diaper Sales	2,819.89	4,000.00
47000 · Returned Check Charges	0.00	25.00
47500 · Transfer Fees	2,250.00	5,000.00
48000 · Violation Fines	700.00	
48600 · Budgeted from reserves	0.00	100,000.00
Total Income	300,732.26	407,425.00
Gross Profit	300,732.26	407,425.00
Expense		
50000 · Operating Personnel		
50005 · Office Administrator - wages	13,461.38	40,000.00
50020 · Facilities Manager- wages	16,906.25	35,000.00
50025 · Employees-p/r taxes	5,049.96	15,000.00
50030 · Employees-SAIF	0.00	700.00
50035 · Pool attendants - wages	14,916.46	23,000.00
50055 · Operating Personnel expenses		
50055-b · Facilities Manager- vehicle	160.64	400.00
50055-h · Office Manager - vehicle	18.75	250.00
Total 50055 · Operating Personnel expenses	179.39	650.00
Total 50000 · Operating Personnel	50,513.44	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	144.00	700.00
51040 · Insurance		
51040-a · Board Liability-D&O and tail	3,180.90	9,500.00
Total 51040 · Insurance	3,180.90	9,500.00
51050 · Legal Fees	40.00	5,000.00
51055 · Lien fees	76.00	600.00
51065 · Office Supply Purchases		
51065-a · Printing and Reproduction	274.13	5,000.00
51065-b · Postage & shipping	200.00	5,000.00
51065-c · Office Supplies	203.25	2,000.00
51065-d · Computer costs	1,012.91	1,500.00
51065-e · Quickbooks payroll expense	0.00	800.00
Total 51065 · Office Supply Purchases	1,690.29	14,300.00

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

	Jul - Oct 25	Budget
51080 · Telephones	420.00	1,500.00
51081 · Internet expense	400.00	1,200.00
51085 · UBIT - tax	0.00	300.00
Total 51000 · Administrative expense	5,971.19	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	8,114.68	24,500.00
Total 52020 · Insurance	8,114.68	29,500.00
52025 · Cleaning & Sanitation	381.04	1,000.00
52035 · Licenses & permits	123.20	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	1,419.97	5,000.00
52065 · Recreational equipment	69.09	300.00
52085 · Utilities		
52085-a · Clubhouse TV & Radio	608.97	2,000.00
52085-b · Electricity	1,793.68	5,000.00
52085-c · Propane - Clubhouse & Pool	10,150.89	26,000.00
52085-e · Trash	808.25	2,600.00
52085-f · Water	2,431.12	6,100.00
52085-h · Septic Services	0.00	800.00
Total 52085 · Utilities	15,792.91	42,500.00
Total 52000 · Site operating expense	25,900.89	83,400.00
52054 · Doggie Pot Station Supplies	405.38	800.00
53000 · Repairs & improvements		
53010 · Building Repairs/Service	77.12	7,500.00
53014 · Equipment Repair/Service	740.02	1,750.00
53016 · Excavation/grading services	0.00	4,000.00
53026 · Septic Repair/Service	225.00	1,000.00
53035 · Building Materials/Supplies	2,012.66	1,700.00
53036 · Landscaping Supplies	0.00	500.00
53037 · Floor Repair/Cleaning Service	0.00	700.00
53045 · Pool Repairs & Improvements	1,145.00	6,000.00
53050 · Sports court & grounds	825.57	1,000.00
53056 · Lawn & Ground Service	0.00	1,000.00
Total 53000 · Repairs & improvements	5,025.37	25,150.00
54000 · Committee expense		
54005 · Board of directors' expense	0.00	1,000.00
54009 · Communications Committee	95.88	250.00
54020 · Planning committee expense	143.52	500.00
54026 · Safety Committee	83.97	1,100.00
54030 · Social committee	1,099.86	5,500.00
54040 · Nominating Committee	0.00	900.00
Total 54000 · Committee expense	1,423.23	9,250.00

2:03 PM

11/29/25

Accrual Basis

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

	<u>Jul - Oct 25</u>	<u>Budget</u>
55000 · Mobi Mat	314.87	2,000.00
58000 · Contingency	0.00	33,350.00
61000 · Capital Outlay	118,883.18	100,000.00
Total Expense	208,437.55	407,425.00
Net Ordinary Income	92,294.71	0.00
Net Income	92,294.71	0.00

PLANNING COMMITTEE REPORT
NOVEMBER 15, 2025

Construction:

Roof - 2

Fence - 1

Complaints:

House in Disrepair - 1

trespass - 1 (which is deferred to call police as PC does not handle trespassing)

Trees - 1

Dogs - 2

SAFETY REPORT
NOVEMBER 15, 2025

Winter is here. February 2024 was the big freeze bringing widespread power outages. Be 2 weeks ready. (See attachments).

Bayshore members are reminded that in the event of extreme weather the clubhouse may be opened for members to seek a warm place to stay. We have two fireplaces, electric heater, a few wool blankets, a few cots, comfy couches, water, rechargeable lanterns, and a generator. Just bring what you need like your pillow, snacks and meds. Pets are of course welcome during emergency situations only, but need to be controlled by their owners.

The Safety committee will coordinate with HOA Board members and our facilities manager Kirk, to determine the need to keep the clubhouse office door unlocked and someone available to help members get set up inside the clubhouse.

* Note* Know how to open your garage door by pulling down on the red cord during a power outage. You will have to manually lift your garage door to open it to get your car out. Practice now!!

Or, just leave your car outside when you think you might need it during a possible power outage.

If the office is staffed, an email will be sent out informing members if the clubhouse will be open that night. If the office is closed we will put info on the Bayshore Facebook page.

Maintain and Update Your Kit

Once you've put your kit together:

- Store it in a cool, dry place.
- Replace expired items regularly.
- Update it yearly to match your family's changing needs.

Where to Store Your Kit

Emergencies don't follow a schedule, so be prepared wherever you are:

- **At Home:** Keep your kit in a central location where everyone can access it.
- **At Work:** Have essentials like food, water, and walking shoes in a “grab-and-go” bag.
- **In Your Car:** Include water, snacks, a flashlight, and blankets for roadside emergencies.

Be Prepared, Stay Safe

Planning now can make all the difference. Need help building your emergency kit? Visit [Ready.gov/kit](https://www.ready.gov/kit) for step-by-step guidance.

Start preparing today—because tomorrow is unpredictable.

Must-Have Emergency Supplies

Every household should have a basic disaster kit ready to go. Here are some key items:

- **Water:** 1 gallon per person per day (for at least three days).
- **Food:** 3-day supply of non-perishable food.
- **Lighting:** Flashlights and extra batteries.
- **Communication:** Cell phone with chargers and backup batteries.
- **Health & Safety:** First aid kit, medications, masks, and disinfecting wipes.
- **Warmth:** Sleeping bags or warm blankets.
- **Documents:** Copies of insurance, ID, and bank records in a waterproof container.
- **Pets:** Food and water for your furry friends.



[Home](#) » [Customer Information](#) » [Outages](#) » [Be Prepared for Power Outages](#)

Be Prepared for Power Outages

The January 2024 ice storm was a powerful reminder of how essential it is to be personally prepared for emergencies. While Central Lincoln works hard to restore power as quickly as possible, we encourage every household to plan for extended outages.

Check your emergency kit now to ensure you have the essentials. If you or a loved one relies on medical equipment, ask your healthcare provider about emergency backup options.

Planning ahead ensures you have what you need when it matters most.

Social Committee Report
November 15, 2025 Board of Directors Meeting

 Holiday Party Announcement 

We're excited to announce this year's Holiday Party will be held on Saturday, December 13th!

Location: Clubhouse Ballroom

Time: 5:00-8:00 PM

RSVP is required no later than Monday, December 1st

Please Note: Seating is limited-RSVP early!

socialcommittee.bayshore@gmail.com

Submitted by,
Lynda Claro, Chair