

BAYSHORE BEACH CLUB, INC. BOARD OF DIRECTORS MEETING
Saturday, February 21, 2026 Agenda

Quorum			Attending	Absent
Karen Moorhead,	Corporate Secretary	Division 1	_____	_____
Kenn Apel,	Director	Division 1	_____	_____
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	_____	_____

Welcome

- Motion to Approve Financials for February 21, 2026
- Motion to Approve Board of Director Meeting Minutes from January 17, 2026

Reports

- A. Financial Report:** Carolyn Gardner, Treasurer; **Report Submitted**
- B. Facilities:** Kirk McClain, Facility Manager; **Report Submitted**
- C. Committees:**
 - 1. **Planning:** Paul Williams, Chair; Gary Brown, Liaison; **Report Submitted**
 - 2. **Long Range Reserve & Physical Assets:** No Chair; Josh Hanselman, Liaison; **No Report**
 - 3. **Policies and Procedures:** No Chair, Roger Smith, Liaison; **Report Submitted**
 - 4. **Social:** Lynda Claro, Chair; Karen Moorhead, Liaison; **Report Submitted**
 - 5. **Budget/Finance:** Mary Lou Morris, Chair; Carolyn Gardner, Liaison; **Report Submitted;**
action item: add new member to committee: Mike Tatro
 - 6. **Safety:** Dave Smith, Chair; Josh Hanselman, Liaison; **Report Submitted**
 - 7. **Communications:** No Chair; Megan Hanselman, Liaison; **No Report**
 - 8. **Sand Lobby:** No Chair; Roger Smith, Liaison; **No Report**

- D. Motion** to include all reports for minutes

Unfinished Business

- A. Bayshore Entrance Sign Update** – Lynda Apel
- B. 2026 AARP Community Challenge Grant Program** – Kenn Apel

New Business

- A. Election Committee** - Call to Volunteers
- B. Nominating Committee** - Budget, word length increase – Karen Moorhead
- C. CD Roll-over** – Carolyn Gardner
- D. Homeless Encampment in Division 2** – Kenn Apel & Karen Moorhead

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/85738697641?pwd=EIARW9iaidmflX4E8bZAP3v37xBAF.1>

Meeting ID: 857 3869 7641

Passcode: 793760

Finance Report

On March 2, the OSCU CD will mature. At the end of January there was \$235,816.58 in the account. I am recommending that \$200,000 be reinvested at the best rate at OSCU. At the current time close to the same rate (4.35%) is being offered. I will not know until March 1st what the choices are for reinvestment. The money will be moved to the 1st Security Savings account. Typically approximately \$15,000 is needed for operating expenses and this money is transferred from the 1st Security Savings account to the checking account .

On April 30, the smaller CD at 1st Security matures. Right now there is \$21,054.57 in this account. These funds will be needed for the tennis court project.

If there are any other large expenditures expected, please let me know so that the funds can be invested when possible.

Carolyn Gardner
District 5
Treasurer

BAYSHORE BEACH CLUB, INC.
Profit & Loss Budget vs. Actual
July 2025 through January 2026

	Jul '25 - Jan 26	Budget
Ordinary Income/Expense		
Income		
40026 · - 2025 -2026 Membership Dues	282,940.00	284,200.00
42000 · Boat & RV Permits	275.00	250.00
42500 · Building use fees	1,380.00	2,000.00
44000 · Donations/Miscellaneous Income		
44000-T · Refund	46.00	
44000hh · Donations-Capital Improvements	50.00	
44000mm · Moby Mat Donations	470.00	2,000.00
Total 44000 · Donations/Miscellaneous Income	566.00	2,000.00
44500 · Height Variance Requests	0.00	600.00
45000 · Interest and late fees		
45000-a · Interest & late fees - dues	2,968.72	1,750.00
45000-c · Interest - savings & investment	12,951.07	7,000.00
Total 45000 · Interest and late fees	15,919.79	8,750.00
46000 · Lien Fee Reimbursement	800.00	600.00
46500 · Pool Pass/Diaper Sales	2,819.89	4,000.00
47000 · Returned Check Charges	0.00	25.00
47500 · Transfer Fees	2,850.00	5,000.00
48000 · Violation Fines	700.00	
48600 · Budgeted from reserves	0.00	100,000.00
Total Income	308,250.68	407,425.00
Gross Profit	308,250.68	407,425.00
Expense		
50000 · Operating Personnel		
50005 · Office Administrator - wages	22,334.88	40,000.00
50020 · Facilities Manager- wages	23,806.25	35,000.00
50025 · Employees-p/r taxes	7,340.85	15,000.00
50030 · Employees-SAIF	321.35	700.00
50035 · Pool attendants - wages	15,657.21	23,000.00
50055 · Operating Personnel expenses		
50055-b · Facilities Manager- vehicle	218.78	400.00
50055-h · Office Manager - vehicle	18.75	250.00
Total 50055 · Operating Personnel expenses	237.53	650.00
Total 50000 · Operating Personnel	69,698.07	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	288.00	700.00
51040 · Insurance		
51040-a · Board Liability-D&O and tail	5,565.90	9,500.00
Total 51040 · Insurance	5,565.90	9,500.00
51050 · Legal Fees	2,026.50	5,000.00
51055 · Lien fees	456.00	600.00
51065 · Office Supply Purchases		
51065-a · Printing and Reproduction	274.13	5,000.00
51065-b · Postage & shipping	599.12	5,000.00
51065-c · Office Supplies	886.28	2,000.00
51065-d · Computer costs	1,113.85	1,500.00
51065-e · Quickbooks payroll expense	154.00	800.00
Total 51065 · Office Supply Purchases	3,027.38	14,300.00

BAYSHORE BEACH CLUB, INC.
Profit & Loss Budget vs. Actual
 July 2025 through January 2026

	Jul '25 - Jan 26	Budget
51080 · Telephones	735.00	1,500.00
51081 · Internet expense	700.00	1,200.00
51085 · UBIT - tax	0.00	300.00
Total 51000 · Administrative expense	12,818.78	39,125.00
52000 · Site operating expense		
52005 · Clubhouse decor	0.00	200.00
52020 · Insurance		
52020-a · Flood Insurance	1,673.72	5,000.00
52020-b · Property Insurance-Commercial	14,200.69	24,500.00
Total 52020 · Insurance	15,874.41	29,500.00
52025 · Cleaning & Sanitation	449.42	1,000.00
52035 · Licenses & permits	976.20	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	144.09	300.00
52085 · Utilities		
52085-a · Clubhouse TV & Radio	1,043.97	2,000.00
52085-b · Electricity	2,740.36	5,000.00
52085-c · Propane - Clubhouse & Pool	13,380.58	26,000.00
52085-e · Trash	1,590.85	2,600.00
52085-f · Water	3,305.75	6,100.00
52085-h · Septic Services	0.00	800.00
Total 52085 · Utilities	22,061.51	42,500.00
Total 52000 · Site operating expense	40,925.60	83,400.00
52054 · Doggie Pot Station Supplies	450.28	800.00
53000 · Repairs & improvements		
53010 · Building Repairs/Service	248.22	7,500.00
53014 · Equipment Repair/Service	1,483.78	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	1,972.36	1,700.00
53036 · Landscaping Supplies	0.00	500.00
53037 · Floor Repair/Cleaning Service	0.00	700.00
53045 · Pool Repairs & Improvements	3,134.00	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	7,888.93	25,150.00
54000 · Committee expense		
54005 · Board of directors' expense	388.53	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	1,928.31	5,500.00
54040 · Nominating Committee	0.00	900.00
Total 54000 · Committee expense	2,640.21	9,250.00

11:10 AM

02/07/26

Accrual Basis

BAYSHORE BEACH CLUB, INC.
Profit & Loss Budget vs. Actual
July 2025 through January 2026

	<u>Jul '25 - Jan 26</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	<u>253,619.92</u>	<u>407,425.00</u>
Net Ordinary Income	<u>54,630.76</u>	<u>0.00</u>
Net Income	<u><u>54,630.76</u></u>	<u><u>0.00</u></u>

BAYSHORE BEACH CLUB, INC.

Balance Sheet

02/07/26

As of January 31, 2026

Accrual Basis

	<u>Jan 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
10000 · Checking - 1st Security Bank	
10000-a · Checking - 1st Security	3,170.75
Total 10000 · Checking - 1st Security Bank	3,170.75
10002 · Funds for Operations-Money Mkt	
10002-m · Operating Funds - 6/30/26	2,893.04
10002aa · Money Market - Reserve Account	33,873.11
Total 10002 · Funds for Operations-Money Mkt	36,766.15
10002b · Money Market CC Security	10,174.76
10020 · Petty Cash	
10020-a · General	50.00
Total 10020 · Petty Cash	50.00
Total Checking/Savings	50,161.66
Accounts Receivable	
11000 · Accounts Receivable	18,381.16
Total Accounts Receivable	18,381.16
Other Current Assets	
Reserve Accounts	
10005 · CD 1st Security #1	143,614.81
10006 · CD 1st Security #2	134,102.21
10007 · Savings Account - 1st Security	5,143.41
Total Reserve Accounts	282,860.43
10003 · Long Term Reserve Accounts	
10009 · Oregon State Credit Union CD	235,816.58
10009a · OSU - savings	5.00
10009b · 1st Security Long Term CD	21,054.57
Total 10003 · Long Term Reserve Accounts	256,876.15
12500 · Deposits in transit	400.00
14000 · Prepaid expenses	
14000-a · Insurance	19,972.15
Total 14000 · Prepaid expenses	19,972.15
Total Other Current Assets	560,108.73
Total Current Assets	628,651.55
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	849,742.55

BAYSHORE BEACH CLUB, INC.

Balance Sheet

02/07/26

As of January 31, 2026

Accrual Basis

	Jan 31, 26
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	1,999.65
Total Accounts Payable	1,999.65
Credit Cards	
20001 · 1st Security Bank Credit Card	56.00
Total Credit Cards	56.00
Other Current Liabilities	
2110 · Direct Deposit Liabilities	-79.48
21400 · Payroll taxes payable	
21400-a · Payroll-FUTA	-390.63
21400-b · Payroll-FWH	110.00
21400-c · Payroll-MCARE	153.56
21400-d · Payroll-WBF assessment	-160.57
21400-e · Payroll-SUIOR	153.58
21400-f · Payroll-SWHOR	45.83
21400-g · Payroll-FICA	656.66
21400-h · Payroll-State Transit	-423.13
21400 · Payroll taxes payable - Other	-103.12
Total 21400 · Payroll taxes payable	42.18
21410 · Wage Garnishments Payable	38.75
22250 · Rental Deposits	120.00
Total Other Current Liabilities	121.45
Total Current Liabilities	2,177.10
Total Liabilities	2,177.10
Equity	
31000 · General Fund Balance	792,934.69
Net Income	54,630.76
Total Equity	847,565.45
TOTAL LIABILITIES & EQUITY	849,742.55

Date: February 15, 2026

To: Bayshore Board of Directors

From: Kirk McClain, Facilities Manager

Subject: February 2026 Board Report

>2 discussion items

- I am looking for Member input for pool hours, policies for upcoming season. Please send email to office. I would like to take input for the next month and have some sort of schedule ready for approval for the March meeting.
- Tennis court resurfacing is tentatively scheduled for May with Pacific Ace LLC. I will coordinate with David Smallwood Land Services LLC for brush removal and mulching prior to Pacific Ace arrival.

Planning Committee Report
February 21, 2026

Construction

New Construction: 5

New Sunroom: 1

New Patio: 1

Roof: 2

Retaining Wall: 2

New window: 1

Foundation Repair: 1

Complaints

Trees: 9

Unkempt Yard: 1

Lights: 2

Dog: 1

Complaint Letter Sent: 1

Policies & Procedures Report

February 12, 2026

The Policies and Procedures document is outdated due to the changes in the bylaws from May of 2024. I am working on updating the document to reflect the new bylaw changes, incorporating the previously approved Committee Section changes (summer 2025), and reviewing and adding all previously approved amendments from April 2022 to present.

If you are interested in helping out, or may be good at formatting a document, you can reach out to Kathy in the office.

Thank you,

Roger Smith, Liaison

Social Committee Report
February, 2026

A request was sent out to the membership inviting them to join the Social Committee as either a member or volunteer. We are pleased to share that Mary Cooke responded to the call. She previously helped decorate for the holiday party, and her enthusiasm and willingness to help will make her a great addition to our group.

We are thrilled to have her join us in our mission to foster and maintain friendships among members through volunteerism, social, and recreational activities and to show gratitude and support the welfare of our Bayshore community.

Please join us in giving Mary a very warm welcome - we're so happy to have her on board!

Upcoming Events - Mark Your Calendars 

Ice Cream Social: Meet the Candidates Saturday April 18th Members' Dinner: Saturday, May 16th

Submitted by,
Lynda Claro, Chair

BUDGET COMMITTEE REPORT

For February 21, 2026 Board of Directors Meeting

The Bayshore Budget Committee will begin meeting in March to prepare a draft of the budget for 2026-2027.

Bayshore Committees, that have a budget, are asked to have their budget requests for next year to the Budget Committee by March 11th. Your requests can be sent to Kathy at the office.

Thank you in advance for submitting your requests.

Mike Tatro has volunteered to become a member of the Budget Committee. We feel he'll be an asset to our committee with his extensive financial background. Please approve Mike as a new member of the Bayshore Budget Committee.

Bayshore Budget Committee

Bayshore Safety Report February 2026

Members of the Bayshore community have been talking about how to improve security at their homes and in their neighborhoods a little bit more lately.

The Safety committee does not provide a security service, but can make recommendations to homeowners on how to make their homes a little safer.

The Bayshore HOA is working with the Sheriffs dept to come up with a strategy to address the encampments adjacent to Div 2. Also, we recommend that home owners with home security concerns or theft issues reach out to the sheriff's dept and possibly consider lockable water spigots and electrical outlet covers. Extra motion detector lights outside and cameras can also make a difference.

FIRE SEASON is approaching: Clear out extra brush, tree limbs around your house.

FYI: The Spring Cleanup funds this year are going towards the Tennis Court Project. We don't expect to have the dumpsters in the parking lot this year for Spring Cleanup.

Dave Smith
Bayshore Safety Committee chair

Information on Open Seats for the Board of Directors (2026)

The Bayshore Nominating Committee is preparing for the annual nomination of candidates for the Board of Directors (BOD) elections at our 2026 Annual Members Meeting on May 16, 2026. Per the Bayshore Bylaws, Article IV, Section 2: ***If possible, there shall be at least one director position designated for election of a director from each division, and no more than two directors from any one division shall be allowed to simultaneously serve on the Board.***

For the 2026 Bayshore Board of Directors elections, we have the following openings:

- We have 6 Director positions: three are 3-year terms (2026-28), two are two year terms (2027-2028) and one position that is a one-year term (2026).
- We will have openings in every division except for division 5. Currently, there are no directors in Divisions 2,3,4,6 and 7. Division 1 has one returning board member and division 5 has 2 returning directors.

Determination of which Directors would be elected will depend on the response we get from membership wanting to run by completing the nomination process by the March 27, 2026 at 2:00PM. *Per our Bylaws, the election process prioritizes getting representation from as many Divisions as possible, regardless of the highest number of votes.* This means that:

- if only one member from Divisions 2,3,4,6 or 7 run, they will automatically be elected and take one of the 3-year terms. If more than two candidates run from one of those Divisions, the candidate with the highest number of votes will automatically be elected. Any remaining candidate from Division 1 will be elected as stated next.

Should enough candidates run to fill all six open positions, then the following will occur regarding who is assigned the one-year term:

- Any candidate from Divisions 2,3,4,6 and 7, who is automatically elected, will receive one of the 3-year terms.
- For the remaining seats, the candidates with the highest amount of votes will be assigned to the remaining 3-year terms, in order. Should there be enough candidates to fill all five positions, the last candidate elected will be assigned to the 1-year term.

If any Director seats remain open, the BOD may consist of between 5 and 9 elected seats. At a later date, the BOD could appoint someone to an open seat(s). This may be especially true if there are not enough candidates to meet the minimum 5 directors required in the bylaws.

Hopefully this highlights how the election process will occur. It would be ideal if Bayshore had directors from each Division represented on the BOD.