

BOARD OF DIRECTORS MEETING
Saturday, February 21, 2026

In Attendance:

Karen Moorhead, Corp. Secretary Division 1
Kenn Apel, Director Division 1
Roger Smith, President Division 3
Carolyn Gardner, Treasurer Division 5
Gary Brown, Director Division 5

Absent:

Josh Hanselman, Vice President Division 4
Megan Hanselman, Director Division 4

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.

President Smith moved and Director Apel seconded the motion to accept the January 17, 2026 financial reports. Vote was unanimous in favor.

President Smith moved and Director Apel seconded the motion to accept the January 17, 2026 minutes. Vote was unanimous in favor.

REPORTS:

Financial: Report Submitted.

Facilities: Report Submitted.

COMMITTEES:

Planning: Report Submitted.

Long-Range Reserve/Physical Assets: No Report.

Policies & Procedures: No Report.

President Smith reported that he has begun working through the P&P document. There are sections of the P&Ps that have been approved by the board and some that have not. He welcomes anyone who is interested in working on this project to assist. It will likely be April before there will be a copy to submit to the board for review.

Social: Report Submitted.

The social committee is recommending that the board appoint a new member to the committee. That person is Mary Cooke. Mary Cooke has been in Bayshore for about a year and had been living in Sandpiper before that. Mary Cooke shared that she loves parties and is looking forward to helping plan with the social committee.

Secretary Moorhead motioned and Treasurer Gardner seconded the motion to appoint Mary Cooke to the social committee. Vote was unanimous in favor.

Budget/Finance: Report Submitted.

Committee chair Morris reported that the committee will begin its work on the 2026-27 budget starting in March. She requested all committees that have a budget request to submit those requests to the office by March 10th.

Committee chair requested that the board approve adding a volunteer to the budget committee. That volunteer is Mike Tatro. He has a background in finances.

Mike Tatro introduced himself. He has lived in Bayshore for about a year. He has some time and would like to be useful and would be happy to help.

President Smith motioned and Director Apel seconded appointing Mike Tatro to the budget committee. Vote was unanimously in favor.

Safety: Report Submitted.

Communications: No Report.

Sand Lobby: No Report.

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

UNFINISHED BUSINESS:

A. Bayshore Entrance Sign Update – Lynda Apel

Per the Board's motion, the Artisans spoke with Meredith about placing the new entry sign on their property. Meredith management agreed to placement of the sign on their property if given financial compensation. The Artisans did not agree with this idea and assumed the Board also would not. The Artisans then worked on how best to place a new sign in the raised bed in front of the current rock wall sign.

There are several members who had shown an interest in trying to maintain or repair the current sign. Jim Hamilton, a Bayshore member and mason, looked at the property and determined that the old sign isn't repairable. A survey was done about the look of the new sign. Out of the 31 members who responded, 25 gave positive comments supporting the design and 6 did not.

The base for the new sign will need to be built. The new sign will not change in size, but the design will differ slightly (larger letters, less wording).

The Artisans asked for approval for the sign. President Smith directed the Artisans to approach the Planning Committee for approval since all signs in Bayshore must be approved by the planning committee. If the Planning Committee approves the sign, then the board will again revisit the request for approval.

B. 2026 AARP Community Challenge Grant Program – Director Apel

A survey was sent asking members whether they might use a pool lift.

- 198 people responded- 14% said they would. 11% said they would use in the future or that they had family/friends who would use. 30% thought Bayshore should go for the grant because members would benefit from its use. 19% wanted more details. 13% members said no. Why consider such an expense?
- Questions about liability, suitability for the environment, and storage were discussed.
- Maintenance costs were also discussed. It was estimated that it could cost up to \$300 a year for maintenance.
- Someone asked about a shower. An outdoor shower would cost approximately \$200.

Director Apel's question to the board: do you want to move ahead with the grant application? The grant can cover up to \$15k. The grant can cover the cost of the lift, the cover, and a shower.

President Smith motioned and Secretary Moorhead seconded that Director Apel proceed to submit the AARP grant on behalf of Bayshore. Vote was unanimous in favor.

Update: We were not selected for the economic improvement grant. Those that were selected were municipalities and entities like the Marine Science Center.

NEW BUSINESS:

A. Election Committee- Call for Volunteers. Next month we will need volunteers to assist with sending out ballots and assistance with counting ballots at the May Member's meeting.

Treasurer Gardner and Director Apel offered a suggestion. Bayshore could offer a digital download of the election packet. This could save some printing and postage costs. Currently, the costs are around \$2k. This download option would only be related to the packet; the completed ballot would continue to be sent in by mail or brought into the office in person. The offer of a digital download would be something members would have to opt into. Without opting in, the regular mailed packet will continue to be sent.

Treasurer Gardner moved and Director Apel seconded that members will be given an opportunity to have the election packet received digitally. Vote was unanimously approved.

B. Nominating Committee - Budget, word length increase – Secretary Moorhead

Nominating committee is recommending a change to the wording in the P&Ps.

- Specifically, section C-5, subsection 9, Icon 4-
- Current wording says: "a brief candidate bio (200 words or less)" - requesting a change to "(word limit to be determined by the nominating committee)"

Secretary Moorhead moved and Director Apel seconded that the above language be placed in the P&Ps. Vote was unanimous in favor.

Second issue was reported. Our budget is currently \$900. The bid for the printing job this year was \$937.32. The Nominating Committee is requested an increase in its budget to \$940 to cover the printing of the postcards. It was determined that no budget increase was needed. Funds are available to cover the additional cost.

C. CD Roll-over – Treasurer Gardner

- 4 CDs all expiring at different times.
- Bayshore will need to have some of the money from one of the CDs to meet current budget needs. OSU CD is maturing.

Discussion: Which CDs to use for which purposes. Discussion about changing current reserve limit of 250k will be tabled until future meetings.

President Smith motioned and Director Apel seconded to put 200k in another CD at OSU at the best rate available, and use the remaining 35,816.00 for current budget expenses. 4 voted to approve, 1 abstained.

D. Homeless Encampment in Division 2 – Director Apel & Secretary Moorhead

There are concerns regarding a current homeless encampment just north of Bayview Drive in Division 2. Director Apel summarized the Fireside Chat that was held on February 18th. The encampment is on a piece of land whose ownership is in question. That piece of land has been in ownership dispute in the past. It is unclear if Lincoln County owns the lot or Bayshore owns the lot. Legal documents conflict with each other. Vice-President Hanselman has done notable research with several county agencies and Bayshore's attorney. Some of the documents indicate that this is a park owned by Lincoln County. Some indicate that the property was deeded to Bayshore. However, questions remain about whether the deed was properly executed. Over time, Bayshore has gotten different responses from different agencies. Individuals who attended the Chat suggested three strategies: find out who owns the piece of land, be as noisy as possible with the County Council re: the issue, and contact the Departments of Environmental Quality and public health to determine how they might be able to help the situation.

Member Roy Lewis shared some experiences from current residents- Negative experiences started about six weeks ago. They have gotten more intense with law enforcement showing up looking for an individual who may have been in the homeless camp. This issue is more than just stealing water, electricity and wood for campfires. Member Lewis talked about making a neighborhood watch group. Member Lewis spoke with Dan Cutter at City Hall; they talked about the recent Grants Pass case. Long term this issue will likely become a growing concern for the whole of Bayshore not just Division - 2.

Knowing who legally owns the property will make a difference in what Bayshore can do to help with the situation. If Bayshore owns the property, Bayshore can put up no trespassing signs.

At the Fireside Chat, Vice President suggested the Board could hire a real estate attorney who can help Bayshore determine who owns that land. Previous Bayshore committees were told by Lincoln County officials that Bayshore could not do anything with the property because it was owned by Lincoln County.

Plan: Do research about how much an attorney would cost?

President Smith moved and Director Brown seconded to place signs at the park that say no dumping, and no camping. Vote was unanimous in favor.

There is money in the Safety Committee for the signs.

Member Dave Smith suggested that we ask the police department if they have any security cameras that we could use to help increase safety. Member Dave Smith agreed to look into it.

MEMBER COMMENTS:

Member Jeff Clark asked about the situation at the hotel. Member Clarke is concerned that if the hotel becomes vacant, squatters could take up residence. President Smith mentioned that there was an inquiry from a possible buyer. They asked some questions. Vice-President Hanselman has been in contact with the individual inquiring to purchase the property, but there is no concrete information or offer at this time to respond to or inform members of.

Motion for Executive Session -none made

ADJOURNMENT: *President Smith moved and Director Apel seconded to adjourn the meeting at 3:04 pm. Vote was unanimous in favor.*

Minutes prepared by Karen Moorhead, Corporate Secretary

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

	Jan 31, 26
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.