

BAYSHORE BEACH CLUB, INC. BOARD OF DIRECTORS MEETING
Saturday, March 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 March 21, 2026
- Motion to Approve Board of Director Meeting Minutes from February 21, 2026
- Motion to Approve Special Board of Director Meeting Minutes from March 14, 2026

Reports

- A. Financial Report:** Carolyn Gardner, Treasurer; **Report Submitted** – Carolyn to update on new CD rate.
- B. Facilities:** Kirk McClain, Facility Manager; **No Report**
- C. Committees:**
 - 1. **Planning:** Paul Williams, Chair; Gary Brown, Liaison; **Report Submitted** – **3 Action Items:**
 - a. New chart for visualizing height variances
 - b. Nuisance Fine in Division 2 - \$500
 - c. Tree Fine in Division 2 - \$2000
 - 2. **Long Range Reserve & Physical Assets:** No Chair; Josh Hanselman, Liaison; **No Report**
 - 3. **Policies and Procedures:** No Chair, Roger Smith, Liaison; **No Report**
 - 4. **Social:** Lynda Claro, Chair; Karen Moorhead, Liaison; **Report Submitted**
 - 5. **Budget/Finance:** Mary Lou Morris, Chair; Carolyn Gardner, Liaison; **Report Submitted** – **1 Action Item:**
 - a. Motion to Approve Committee Budgets for next fiscal year
 - 6. **Safety:** Dave Smith, Chair; Josh Hanselman, Liaison; **Report Submitted**
 - 7. **Communications:** No Chair; Megan Hanselman, Liaison; **No Report**
- D. Motion** to include all reports for minutes

Unfinished Business

- A. Bayshore Entrance Sign Update** – PC approved location on the new sign. Need motion to proceed
- B. D2 Park Update** – Possible motions needed

New Business

- A. Election Committee** – Need motion to approve committee members – Karen Moorhead
- B. Nominating Committee** – Amended proposal – Karen Moorhead
- C. Spring Clean-Up** – Dave Smith
 - a. \$750 saved from Hilton Park, due to volunteers filling debris garbage bins every 2 weeks. Additional funds could come out of the Safety Committee if more than 1 dumpster is needed.
- D. Social Committee Request** (Tabled from January Meeting) – New Folding tables and Table Cart
- E. Renaming of Lakeside Park** – Kenn Apel

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

Financial Report for March 21, 2026 Board Meeting

The Oregon State Credit Union CD matured on March 3. Most of the \$235,816.58 was kept at the CU. \$200,000 was put in a 11 month CD maturing on February 4, 2027. \$1,000 was put in a high yield business savings account earning 5% on the first \$1,000. \$35,616.04 was moved to the 1st security savings account to cover for expenses through June of 2026

Here is the updated investment information

Bayshore Investments as of 3-15-26

| 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 | 3.90% | 4/30/2026 |
| Oregon State Credit Union CD | \$ 200,000.00 | 3.34% | 2/7/2027 |
| OSCU Savings account | \$ 5.00 | 0.10% | |
| Business High Yield Savings | \$ 1,000.00 | 5% | |

BAYSHORE BEACH CLUB, INC.

Balance Sheet

As of February 28, 2026

| | <u>Feb 28, 26</u> |
|---|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 10000 · Checking - 1st Security Bank | |
| 10000-a · Checking - 1st Security | 1,449.14 |
| Total 10000 · Checking - 1st Security Bank | <u>1,449.14</u> |
| 10002 · Funds for Operations-Money Mkt | |
| 10002-m · Operating Funds - 6/30/26 | 27,274.41 |
| 10002 · Funds for Operations-Money Mkt - Other | 26.42 |
| Total 10002 · Funds for Operations-Money Mkt | <u>27,300.83</u> |
| 10002b · Money Market CC Security | 10,179.82 |
| 10020 · Petty Cash | |
| 10020-a · General | 50.00 |
| Total 10020 · Petty Cash | <u>50.00</u> |
| Total Checking/Savings | <u>38,979.79</u> |
| Accounts Receivable | |
| 11000 · Accounts Receivable | 13,321.58 |
| Total Accounts Receivable | <u>13,321.58</u> |
| Other Current Assets | |
| Reserve Accounts | |
| 10005 · CD 1st Security #1 | 143,994.36 |
| 10006 · CD 1st Security #2 | 134,517.26 |
| 10007 · Savings Account - 1st Security | 5,162.19 |
| Total Reserve Accounts | <u>283,673.81</u> |
| 10003 · Long Term Reserve Accounts | |
| 10009 · Oregon State Credit Union CD | 236,616.04 |
| 10009a · OSU - savings | 5.00 |
| 10009b · 1st Security Long Term CD | 21,118.18 |
| Total 10003 · Long Term Reserve Accounts | <u>257,739.22</u> |
| 12500 · Deposits in transit | 700.00 |

BAYSHORE BEACH CLUB, INC.

Balance Sheet

As of February 28, 2026

| | <u>Feb 28, 26</u> |
|---|--------------------------|
| 14000 · Prepaid expenses | |
| 14000-a · Insurance | 17,567.52 |
| Total 14000 · Prepaid expenses | <u>17,567.52</u> |
| Total Other Current Assets | <u>559,680.55</u> |
| Total Current Assets | 611,981.92 |
| Fixed Assets | |
| 18000 · Land | 60,170.00 |
| 18250 · Property, plant & equipment | 700,114.00 |
| 18500 · Accumulated depreciation | -515,397.00 |
| 18900 · Construction in progress | |
| 18900a · Clubhouse Remodel | 37,102.00 |
| 18900 · Construction in progress - Other | 33,159.00 |
| Total 18900 · Construction in progress | <u>70,261.00</u> |
| Total Fixed Assets | <u>315,148.00</u> |
| TOTAL ASSETS | <u><u>927,129.92</u></u> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 20000 · Accounts Payable | 1,328.01 |
| Total Accounts Payable | 1,328.01 |
| Credit Cards | |
| 20001 · 1st Security Bank Credit Card | 472.87 |
| Total Credit Cards | 472.87 |
| Other Current Liabilities | |
| 2110 · Direct Deposit Liabilities | 1.77 |
| 21400 · Payroll taxes payable | |
| 21400-a · Payroll-FUTA | 59.58 |
| 21400-b · Payroll-FWH | 114.00 |
| 21400-c · Payroll-MCARE | 134.40 |
| 21400-d · Payroll-WBF assessment | -24.01 |
| 21400-e · Payroll-SUIOR | -350.85 |
| 21400-f · Payroll-SWHOR | 303.00 |
| 21400-g · Payroll-FICA | 574.58 |
| 21400-h · Payroll-State Transit | -165.05 |
| 21400-i · Payroll-Paid Family Leave | 83.88 |

8:49 AM

03/09/26

Accrual Basis

BAYSHORE BEACH CLUB, INC.

Balance Sheet

As of February 28, 2026

| | <u>Feb 28, 26</u> |
|--|--------------------------|
| 21400-j · OR penalty | -33.95 |
| 21400 · Payroll taxes payable - Other | <u>-103.12</u> |
| Total 21400 · Payroll taxes payable | 592.46 |
| 21410 · Wage Garnishments Payable | 19.38 |
| 21500 · Deferred revenue | 280.00 |
| 22250 · Rental Deposits | <u>120.00</u> |
| Total Other Current Liabilities | <u>1,013.61</u> |
| Total Current Liabilities | <u>2,814.49</u> |
| Total Liabilities | 2,814.49 |
| Equity | |
| 31000 · General Fund Balance | 877,594.82 |
| Net Income | <u>46,720.61</u> |
| Total Equity | <u>924,315.43</u> |
| TOTAL LIABILITIES & EQUITY | <u><u>927,129.92</u></u> |

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

| | Jul '25 - Feb 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 | 72.42 | |
| 44000hh · Donations-Capital Improvements | 50.00 | |
| 44000mm · Moby Mat Donations | 470.00 | 2,000.00 |
| Total 44000 · Donations/Miscellaneous Income | 592.42 | 2,000.00 |
| 44500 · Height Variance Requests | 0.00 | 600.00 |
| 45000 · Interest and late fees | | |
| 45000-a · Interest & late fees - dues | 3,193.13 | 1,750.00 |
| 45000-c · Interest - savings & investment | 14,652.03 | 7,000.00 |
| Total 45000 · Interest and late fees | 17,845.16 | 8,750.00 |
| 46000 · Lien Fee Reimbursement | 1,000.00 | 600.00 |
| 46500 · Pool Pass/Diaper Sales | 2,819.89 | 4,000.00 |
| 47000 · Returned Check Charges | 0.00 | 25.00 |
| 47500 · Transfer Fees | 3,600.00 | 5,000.00 |
| 48000 · Violation Fines | 700.00 | |
| 48600 · Budgeted from reserves | 0.00 | 100,000.00 |
| Total Income | 311,152.47 | 407,425.00 |
| Gross Profit | 311,152.47 | 407,425.00 |
| Expense | | |
| 50000 · Operating Personnel | | |
| 50005 · Office Administrator - wages | 24,241.86 | 40,000.00 |
| 50020 · Facilities Manager- wages | 24,268.75 | 35,000.00 |
| 50024 · Pool attendants - wages | 14,170.41 | 23,000.00 |
| 50025 · Employees-p/r taxes | 7,910.23 | 15,000.00 |
| 50030 · Employees-SAIF | 466.78 | 700.00 |
| 50055 · Operating Personnel expenses | | |
| 50055-b · Facilities Manager- vehicle | 230.03 | 400.00 |
| 50055-h · Office Manager - vehicle | 18.75 | 250.00 |
| Total 50055 · Operating Personnel expenses | 248.78 | 650.00 |
| Total 50000 · Operating Personnel | 71,306.81 | 114,350.00 |

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

| | Jul '25 - Feb 26 | Budget |
|--|------------------|------------------|
| 51000 · Administrative expense | | |
| 51005 · Accounting Fees | 0.00 | 6,000.00 |
| 51015 · Bad debt expense | 84.08 | |
| 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 | 6,360.90 | 9,500.00 |
| Total 51040 · Insurance | 6,360.90 | 9,500.00 |
| 51050 · Legal Fees | 3,448.50 | 5,000.00 |
| 51055 · Lien fees | 532.00 | 600.00 |
| 51065 · Office Supply Purchases | | |
| 51065-a · Printing and Reproduction | 1,240.69 | 5,000.00 |
| 51065-b · Postage & shipping | 599.12 | 5,000.00 |
| 51065-c · Office Supplies | 1,057.83 | 2,000.00 |
| 51065-d · Computer costs | 1,163.83 | 1,500.00 |
| 51065-e · Quickbooks payroll expense | 112.00 | 800.00 |
| Total 51065 · Office Supply Purchases | 4,173.47 | 14,300.00 |
| 51080 · Telephones | 840.00 | 1,500.00 |
| 51081 · Internet expense | 800.00 | 1,200.00 |
| 51085 · UBIT - tax | 0.00 | 300.00 |
| Total 51000 · Administrative expense | 16,546.95 | 39,125.00 |
| 52000 · Site operating expense | | |
| 52005 · Clubhouse decor | 0.00 | 200.00 |
| 52020 · Insurance | | |
| 52020-a · Flood Insurance | 2,509.72 | 5,000.00 |
| 52020-b · Property Insurance-Commercial | 16,229.36 | 24,500.00 |
| Total 52020 · Insurance | 18,739.08 | 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 | 1,394.09 | 300.00 |

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

| | Jul '25 - Feb 26 | Budget |
|---|-------------------|-------------------|
| 52085 · Utilities | | |
| 52085-a · Clubhouse TV & Radio | 1,226.09 | 2,000.00 |
| 52085-b · Electricity | 3,085.83 | 5,000.00 |
| 52085-c · Propane - Clubhouse & Pool | 14,625.58 | 26,000.00 |
| 52085-e · Trash | 1,590.85 | 2,600.00 |
| 52085-f · Water | 3,517.00 | 6,100.00 |
| 52085-h · Septic Services | 0.00 | 800.00 |
| Total 52085 · Utilities | 24,045.35 | 42,500.00 |
| Total 52000 · Site operating expense | 47,024.11 | 83,400.00 |
| 52054 · Doggie Pot Station Supplies | 625.41 | 800.00 |
| 53000 · Repairs & improvements | | |
| 53010 · Building Repairs/Service | 269.20 | 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 | 800.04 | 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 | 6,737.59 | 25,150.00 |
| 54000 · Committee expense | | |
| 54005 · Board of directors' expense | 721.10 | 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 | 1,948.47 | 5,500.00 |
| 54040 · Nominating Committee | 0.00 | 900.00 |
| Total 54000 · Committee expense | 2,992.94 | 9,250.00 |
| 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 | 264,431.86 | 407,425.00 |
| Net Ordinary Income | 46,720.61 | 0.00 |
| Net Income | 46,720.61 | 0.00 |

**Planning Committee Report
March 21, 2026**

CARF:

New Sign: 1
French Drain/New driveway: 1
Roof: 1
New House Plans: 1
Retaining Wall: 2
Deck: 2
Height Variance: 1

Complaints:

Light Violation: 2
Tree Violation: 6
Dog Complaint: 1

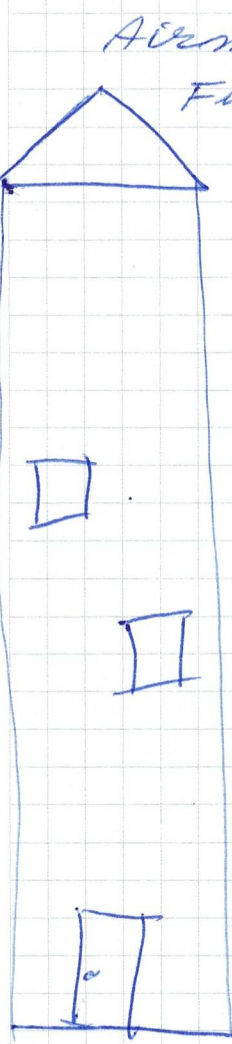
I will be presenting two issues to the board from the planning committee asking for approval:

1. I will be presenting a Height Variance Form from the PC Chairman. We are asking that this new form be added to the CARF Report on future New House plans requesting a height variance.
2. I will be asking the board to approve a Nuisance Fine of \$500 on property (Div 2, Block 4, Lot 1).

Gary Brown

Height Variance Requested 10' 2.5"
 Height above Neighbor 7' 4.5"

ELEVATION



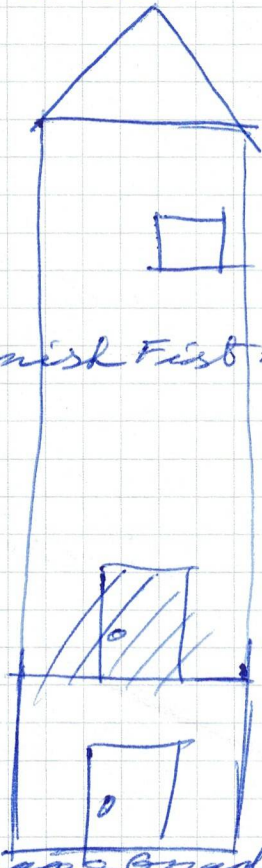
Airmen House
 Finnish Roof 51' 12.5"

Finnish First floor 36' 0.4"

Foundation 26' 12.5"

Average Grade 25' 11"

Neighbor to North



Finnish Roof 43' 6"

Finnish First Floor 33' 3"

20' 5" Average Grade Nail in street



BUDGET COMMITTEE REPORT
MARCH 2026 BOARD OF DIRECTORS MEETING

The Budget Committee will have their first meeting on March 23rd.

The various Bayshore Committees have been asked to submit their requests for the 2026-27 year.

We have received requests/reports from the following committees:

Board of Directors – Email request for \$1000;

Planning Committee – Email request for \$800;

Safety Committee – Text request for \$1,100;

Social Committee – Written request for \$4,000 (see attached);

Nominating Committee – Text request for \$1,000;

Communications Committee – Text request for \$250.

The Board needs to approve these requests so they are included in the coming year's budget.

Submitted by

Mary Lou Morris

Bayshore Budget Committee

BUDGET DETAILS

EVENT

Music on the Patio
Holiday Party
Ice Cream Social
Members' Dinner
Meet & Greet BBQ

New Events

MISC.

BOD Meetings
Operating Expenses

EXPENDITURES

Band
Food, Decor & Raffle Prizes
Ice Cream, Toppings, Cookies, & Brownies
Food
Food, Paper Goods, Decor, Raffle Prizes,
& Band
Prizes

Snacks
Pop, Water, Ice, Sterno...

SPRING INTO PREPAREDNESS

April 2026 Speaker Series

April 2 at 6:00pm

Lincoln City Community Center
2150 NE Oar Place



Tsunami Road Show



Oregon Emergency Management |
Department of Oregon Geology and
Mineral Industries

April 9 at 6:00pm

Newport Recreation Center
225 SE Avery Street



Financial Preparedness
for Disasters

Oregon Division of Financial Regulation

April 23 at 6:00pm

Lincoln City Community Center
2150 NE Oar Place



Wildfire Ready
Mitigation Strategies, Fire
Science and Hazards



Oregon Department of Forestry
Oregon State University Extension Service

Sponsored by:



Dear Board Members,

Attendance at Social Committee events has continued to grow, and as a result, our current inventory of tables is no longer sufficient. I am requesting board approval to purchase two (2) additional 8-foot tables to better accommodate our members.

During a recent review of the Bayshore Long-Range Asset Plan, I noted a discrepancy in the inventory: the plan lists 12 tables, while we currently have only 10 (one of which has recently been repaired). In addition, the existing table carrier is in poor condition and presents a safety concern, making replacement necessary.

The estimated costs are as follows:

Two 8-foot tables at approximately \$155 each (\$230 total)

One table carrier at approximately \$136

The total estimated cost is \$366.

Since the building is used for purposes beyond Social Committee events, I propose that these funds be taken from the Contingency Fund (the Building Materials & Supplies is already over budget).

Thank you for your consideration. I am happy to provide additional details if needed.

Respectfully,
Lynda Claro, Chair
Bayshore Social Committee