

BOARD OF DIRECTORS MEETING
Saturday, March 21, 2026

In Attendance:

Karen Moorhead, Corp. Secretary Division 1
Kenn Apel, Director Division 1
Gary Brown, Director Division 5
Josh Hanselman, Vice President Division 4
Megan Hanselman, Director Division 4
Carolyn Gardner, Treasurer Division 5

Absent: Roger Smith, President Division 3

Vice President Hanselman 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 Vice President Hanselman at 1:02 pm.

Agenda Updates: Vice President Hanselman added the following topics under New Business: 1) Policies & Procedures election and nomination updates; 2) Parking Lot; 3) Hotel; and 4) Digital download.

Vice President Hanselman moved and Treasurer Gardner seconded to approve the February 21, 2026 meeting minutes. Vote was unanimous in favor.

Corporate Secretary Moorhead requested a change to the Special Meeting minutes of March 14, 2026, noting that Frank Hilton Jr., is one of the heirs of the deed, not “on” the deed as stated.

Vice President Hanselman moved and Director Hanselman seconded to approve the March 14, 2026 Special Meeting minutes reflecting Corporate Secretary Moorhead’s above change that Frank Hilton Jr. is one of the heirs of the deed, and not on the deed. Vote was unanimous in favor.

Vice President Hanselman moved and Director Apel seconded to accept the February 2026 financials. Vote was unanimous in favor.

REPORTS:

Financial: Report Submitted. Treasurer Gardner corrected the report with a change in the deposit amount at 1st Security bank to \$35,615.04, which included the purchase of a \$5 cashier check.

COMMITTEES:

Planning: Report Submitted. Director Brown, Liaison of the planning committee, requested a \$500 fine for an unkempt yard in Division 2. After Board discussion and review of the member file, it was determined that a \$250 fine was not previously established.

Director Brown moved and Vice President Hanselman seconded to proceed with a \$250 fine in Division 2 for an unkempt yard. Vote was unanimous in favor.

Director Brown requested a \$2000 fine for overgrown trees on one property in Division 2. Director Brown stated that ten trees are overgrown on one property, and would like to fine \$200 for each tree.

Director Brown moved and Director Hanselman seconded to approve ten \$200 fines for overgrown trees on one lot in Division 2. Vote was unanimous in favor.

Rob Wert presented a graph the planning committee would like to include in future height variance packets mailed to members within the 300 feet. The graph shows an outline and dimensions of the home requesting a height variance in comparison to neighbor’s homes. The planning committee feels this graph is important for the neighbor to get an

accurate look of the height difference before making a decision. After review, the Board felt the information on the graph should be more clearly labeled. The Board suggested the planning committee meet with Mary Lou Morris, who was on a previous planning committee, to help review the graph during the next planning committee meeting scheduled April 1st.

Mary Lou Morris will schedule a meeting with Rob Wert and they will present an amended proposal to the Board at the April Board meeting.

Budget: Report Submitted. Chair Morris requested the Board review the Committee budgets for the 2026 fiscal year.

Director Apel moved and Director Brown seconded to approve the Committees budget requests for the 2026 fiscal year. Vote was unanimous in favor.

Chair Morris mentioned she is working with Facility Manager McClain to determine what physical assets may need to be added to the 2026 fiscal year budget. A draft will be submitted at the April 18th Board meeting.

MOTION TO ACCEPT ALL REPORTS FOR MINUTES: *Vice President Hanselman moved and Director Apel seconded to approve all reports for the minutes. Vote was unanimous in favor.*

UNFINISHED BUSINESS:

A. Bayshore Entrance Sign Update – *Treasurer Gardner moved and Director Hanselman seconded the Artisans move forward with the installation of the Bayshore sign at the entrance of Bayshore. Vote was unanimous in favor.*

NEW BUSINESS:

A. Election Committee- The committee recommended a change to the Policies & Procedures election committee section that currently reads “if there is any division without representation, the nominee from that division who receives the most votes will be selected to fill the first vacancy”. The committee recommended this section be changed to read “the nominee who receives the highest vote count will be elected to the first open director position as long as there is an open position in their division”.

Director Apel moved and Vice President Hanselman seconded to make the recommended change referenced above to the election committee section in the Polices & Procedures manual. Vote was unanimous in favor.

Corporate Secretary Moorhead requested the Board appoint the following members to the election committee: Rob Wert, Jessica Russell, Ginny Foshay, Uschi Gamel and Jeff Moorhead.

Vice President Hanselman moved and Treasurer Gardner seconded to appoint members Rob Wert, Jessica Russell, Ginny Foshay, Uschi Gamel and Jeff Moorhead to the election committee. Vote was unanimous in favor.

Corporate Secretary Moorhead mentioned she will be out of town next month and Rob Wert, member on the election committee, will be representing the candidates.

B. Nominating Committee – Deadline for Board applications is Friday, March 27th at 2pm to be returned to the Bayshore office.

The committee recommends a change to the Policies & Procedures, Section C-5, Nominating Committee: Duties and Responsibilities of the Nominating Committee section 1, which currently reads: “Verify the term of each member of the current Board of Directors to determine the number of vacancies and divisions needing representation”. The recommended change would read: “Verify the term and end date of each member of the current Board of Directors to determine the number of vacancies and divisions needing representation. No more than 4 directors shall be assigned to the same 3-year term end date. Any remaining positions shall be assigned a

term of one or two years, as determined by the nominating committee.”

Karen Moorhead moved and Treasurer Gardner seconded to change the Policies & Procedures wording under Section C-5, Nominating Committee, to the above referenced wording. Vote was unanimous in favor.

C. Spring Clean-up –The Board determined to move forward with Spring Clean-up this May, and add an addendum to the previous Board minutes that approved the use of the spring clean-up funds be used for the clean-up at Hilton Park and Mackey Park tennis courts, to be cancelled and motioned back in at a later date using another source of funds.

Treasurer Gardner moved and Corporate Secretary Gardner seconded to add an addendum to the January 17, 2026 meeting minutes to void the motion that approved the funds from the 2026 Spring Clean-up be used for the tennis court and Hilton park clean-up. Vote was approved, 5 Yes and 1 Abstain.

D. Social Committee Request – The Social committee submitted a request for new folding tables amounting to \$366.00. The social committee determined there was not enough tables at the last holiday party, and mentioned one of the tables broke and had to be repaired before the party, which could have caused liability.

Director Apel moved and Corporate Secretary Moorhead seconded to approve 2 eight- foot tables and one table carrier.

The Board requested to amend the above motion to include the funds for the tables will come from line item, Building Materials.

Amended Motion: *Vice President Hanselman moved and Treasurer Gardner seconded to use the funds from the Building Materials line-item for the 2 eight- foot tables and one table carrier in the amount of \$366.00. Vote was unanimous in favor.*

Corporate Secretary Moorhead stated Lynda Claro has resigned her position as Chair of the social committee, as Lynda is leaving Bayshore. Thank you, Lynda, for all your hard work on the Social Committee!

E. Hotel Update – Vice President Hanselman updated members stating the Alsi Hotel was recently purchased by Waldport Bayfront Hotel, LLC.

F. Parking Lot – A member recently inquired as to what chemicals have been used to spray weeds around the parking lot across from the clubhouse. After some research, Vice President Hanselman determined only household vinegar has been applied to the ground to the best of his knowledge.

G. Digital Download – A digital download for election material has been offered on the Bayshore website. Director Apel stated that 119 members have already requested the digital download. Deadline to choose this option is Friday, March 27th. The voting material for the digital download will be available on the Bayshore website after April 20th.

Director Apel moved and Director Hanselman seconded to rename Lakeview Park to Lakeview Point. Vote was unanimous in favor.

A member (Denny MacDonald; www.PikCasa.com) created a video that highlights many aspects of Bayshore (e.g., clubhouse, other facilities). The Board recommended to add the video to the Bayshore website under Media, and then suggested changing the title name from Media to Gallery.

H. Division 2 Park Update – Discussion took place between Board and members regarding the homeless encampments at the park in division 2. The members felt they had a right to clean up the park, stating there are two tents that are open and full of water at this time, among other issues. Vice President stated the Board does not have the ability to move forward with approving a clean- up, and believes this is a county hazmat situation that cannot be supported. The Board reminded members that Bayshore is here to support the rules, and the sheriff is

here to protect the people.

The Board and members agree there needs to be a resolution. Corporate Secretary Moorhead discussed various attorney pricing from her research, ranging from a \$5,000 retainer from one attorney with a \$425 hourly rate, to a \$200 consultation for another attorney with a \$350 hourly rate.

More discussion took place regarding who owns the park. The Title report came back from Western Title stating the vested owner is “Bayshore, a Co-partnership”.

Vice President Hanselman moved and Director Apel seconded to approve one or more consultations with a real estate attorney not to exceed \$500.00. Vote was unanimous in favor.

MEMBER COMMENTS:

Director Apel requested to change the name of the location behind the Bayshore sign near Hwy 101 from Lakeview Park to Lakeview Point. This isn't a park, stated Director Apel, and “perhaps if there was a situation that needed a sheriff, the call may be answered sooner if the word Park wasn't associated.

ADJOURNMENT: *Vice President Hanselman moved and Director Hanselman seconded to adjourn the meeting at 3:12 pm. Vote was unanimous in favor.*

Minutes prepared by Kathy Drossel, Office Coordinator