BOARD OF DIRECTORS MEETING
Saturday, April 18, 2026

In Attendance:
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

Absent:
Karen Moorhead, Corp. Secretary Division 1

President Smith welcomed everyone to the hybrid clubhouse and zoom meeting, and determined a quorum was present. The Board of Directors meeting was called to order by President Smith at 1:00 pm.

President Smith made the following additions to the agenda: 1) Nominations Committee under Reports; 2) 'Fireworks Signs' and 'Lien w/ Member' under New Business.

President Smith moved and Treasurer Gardner seconded to approve the April 3, 2026 special meeting minutes. Vote was unanimous in favor.

Treasurer Gardner moved and Director Brown seconded to approve the March 21, 2026 meeting minutes. Vote was 5 yes and 1 abstain.

President Smith moved and Director Brown seconded to accept the March 2026 financials. Vote was unanimous in favor.

REPORTS:

Financial: The Board discussed what line item should be used to pull funds for the clearing of debris around the tennis court, which resulted in the following motion: *President Smith moved and Director Apel seconded to terminate the CD at 1st Security Bank of $21,188.81 and move the funds to the Contingency fund. Vote was unanimous in favor.*

Facilities: Three action items were discussed: 1) tennis court debris clearing project at Mackey Park; 2) bids for garage door/storage pool area; and 3) pool schedule.

President Smith moved and Director Apel seconded to take $1,250 from the Contingency fund to pay for clearing and removal of tree roots, etc., around the tennis court at Mackey Park. Vote was unanimous in favor.

Amended motion: *President Smith moved and Director Apel seconded to take $1,250 from the Excavation and Grading Services (53016) line item, not the Contingency fund, to pay for clearing and removal of tree roots, etc., around the tennis court at Mackey Park. Vote was unanimous in favor.*

Facility Manager McClain will have bids for the doors by the garage/storage area at the next Board meeting. New dog poo station was installed in Division 3 by the canal.

The 2026 Pool schedule was discussed and concluded that the pool will close a half hour early this season at 7:30 pm instead of 8:00 pm. An extra hour for the lap swimmers was added to the schedule.

Facility Manager McClain would like to sell water, t-shirts, and hats during the pool season to help pay for pool costs. Director Apel mentioned the Artisans could provide the t-shirts and hats, and clarified that any money raised by the Artisans goes to Bayshore.

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Treasurer Gardner moved and Director Apel seconded to sell water and t-shirts/hats provided by the Artisans during open pool hours. Vote was unanimous in favor.

EXECUTIVE SESSION: *President Smith moved and Director Apel seconded to go into executive session to discuss personnel matters at 1:24 pm. Vote in favor to go to executive session.* Board returned at 1:36 pm. No motions were determined during executive session.

COMMITTEES:

Policies & Procedures: President Smith noted some members abused the system of the '4 guests per membership card' rule last pool season. There was disagreement between Board members whether the 4 guests written on the back of the card should remain the same 4 guests per season, or if the guest names could change. This topic was tabled.

President Smith moved and Director Apel seconded to remove the sentence off the back of the membership card that reads: "Authorized Member Must Accompany Guest", as the sentence contradicts the Policies & Procedures language. Vote was unanimous in favor.

Social: The Social Committee is looking for a Chair for the committee. Lynda Claro, previous chair, has resigned and sold her Bayshore property. Please contact the social committee if you are interested in volunteering: socialcommittee.bayshore@gmail.com.

Nominating: Rob Wert, member of the Nominating committee, introduced the four candidates running for the Board: 1) Roger Smith; 2) Josh Hanselman; 3) Kenn Apel; and 4) Megan Hanselman.

MOTION TO ACCEPT ALL REPORTS FOR MINUTES: *President Smith moved and Treasurer Gardner seconded to approve all reports for the minutes. Vote was unanimous in favor.*

UNFINISHED BUSINESS:

A. Division 2 Park Update – President Smith stated he assessed the park in Division 2 to determine the severity of the situation and concluded a professional hazmat crew was necessary for the clean-up of the homeless encampment. A company called Biosphere in Eugene quoted Facility Manager McClain $2,000 for a three-man clean-up crew for one day work. No resources are available with Job Corps or a 'Jail crew' were noted.

President Smith moved and Director Apel seconded to take up to $5,000 from the Contingency fund to reach out to Biosphere to clean the Park in Division 2. Vote was 4- 0 (Directors on Zoom were unavailable due to tech issues).

Member John Gardner questioned what Bayshore would do if a situation with a homeless camp occurred again at the park. Director Brown responded, stating Bayshore will make a walkway by the park so members could keep an eye on the area and call the Sheriff if needed, as well as possibly add trail cameras to the area.

NEW BUSINESS:

A. Pool Schedule/Fees: See Facilities

B. Spring Clean Up: Spring clean-up will be held over Memorial weekend with three, 40-yard dumpsters in the parking lot by the clubhouse. Brush or weeds will be accepted, manageable at 3 feet or less. Nothing thicker than 6 inches will be accepted, nor metal or pressure treated wood. Volunteer help will be made available on Saturday to help unload any trucks. Please contact Roger or the office if you would like to help out. Volunteers will drive through the community for pick up requests for the members who do not own a truck.

President Smith mentioned he and crew (Rob, Dave, Dan) recently cleaned up the scotch broom at the hotel as a welcome to Bayshore.

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C. Hotel Presentation: Anthony Muirhead from Waldport Bayfront Hotel stopped by to give Bayshore a quick overview of the new hotel in Bayshore. Anthony stated the first steps they are working on is the clean-up of the property and the cash flow. The plan is to open the restaurant first; they are waiting on the approval from the County. Anthony believes they have a long road ahead before the hotel is where they want it to be, but says he is excited. Anthony mentioned he has lived in Yachats for the last twelve years.

A member commented that perhaps the hotel could hire high school kids. Other members agreed that the hotel already looks much better and life has been brought back to the hotel again.

D. ORS 105.668: Director Apel spoke about a state law that was passed in 2024 called ORS 105.668, which if Bayshore adopts, would provide the HOA immunity from negligent claims from personal injury or property damage arising from the public's use of trails or structures, including stairs, or public easements and unimproved right of ways, including those that provide access to the beach. This resolution would include all pathways in Bayshore and all beach accesses, to include the unmarked beach access 67E.

Director Apel moved and President Smith seconded to adopt the above stated resolution effective today. Vote was unanimous in favor.

Director Apel will draft the resolution this week, have it notarized by the office, and posted on the Bayshore website.

E. Fireworks Signs: President Smith and Facility Manager McClain have been working on the 'No fireworks' signs, and determined Bayshore could use new 'No Fireworks' signs permanently established on all beach accesses, as the current signs are old and faded. President Smith reminded members that the fine for using fireworks is $2,500.00, and if a renter of a member's house is caught using fireworks, the Member is responsible.

President Smith moved and Director Apel seconded to take up to $700.00 from the Safety committee budget to purchase new 'No Fireworks' signs. Vote was unanimous in favor.

F. Lien w/ Member: Treasurer Gardner discussed a situation with a member who has requested her lien be taken off her property. Treasurer Gardner stated the member has had all usual notices, had a previous lien which was paid off, and now has another lien. Treasurer Gardner requested confirmation from the Board that she could offer a payment plan and take off the late fee. The Board confirmed to move forward with a payment plan.

MEMBER COMMENTS:

President Smith reminded members that election material will be assembled next Wednesday at 2:00 pm, if anyone would like to volunteer.

President Smith stated it was a pleasure to work as President this past year, even though it was challenging at times, and thanked the members.

ADJOURNMENT: *President Smith moved and Treasurer Gardner seconded to adjourn the meeting at 3:00 pm. Vote was unanimous in favor.*

Minutes prepared by Kathy Drossel, Office Coordinator

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