

BAYSHORE BEACH CLUB, INC. BOARD OF DIRECTORS MEETING
Saturday, June 20, 2026 Agenda

Quorum			Attending	Absent
Karen Moorhead	Director	Division 1	_____	_____
Kenn Apel	President	Division 1	_____	_____
Roger Smith	Corporate Secretary	Division 3	_____	_____
Josh Hanselman	Director	Division 4	_____	_____
Megan Hanselman	Vice President	Division 4	_____	_____
Carolyn Gardner	Treasurer	Division 5	_____	_____
Gary Brown	Director	Division 5	_____	_____

Welcome

- Director Resignation
- Motion to Accept Financials for May, 2026
- Motion to Approve Board of Director Meeting Minutes from April, 2026
- Motion to Approve Member Meeting Minutes from May, 2026
- Motion to Approve Organizational Minutes from May, 2026

Community Thank Yous

Reports

- A. Financial Report:** Carolyn Gardner, Treasurer; **Financials Submitted**
- B. Facilities:** Kirk McClain, Facility Manager; **Report Submitted: Action Items**
- C. Committees:**
 - 1. **Planning:** Paul Williams, Chair; Gary Brown, Liaison; **Report Submitted: Action Item**
 - 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:** No Chair; Karen Moorhead, Liaison; **Report Submitted**
 - 5. **Budget/Finance:** Mary Lou Morris, Chair; Carolyn Gardner, Liaison; **No Report**
 - 6. **Safety:** Dave Smith, Chair; Megan Hanselman, Liaison; **Report Submitted: Action Items**
 - 7. **Communications:** No Chair; Kenn Apel, Liaison; **No Report**
 - 8. **Election:** Uschi Gamel, Chair; Karen Moorhead, Liaison; **Report Submitted**
- D. Motion** to include all reports for minutes

Unfinished Business

- A. Division 2 Park**
 - **Recurring Encampment**
 - **Ownership?**
- B. Pool Item Sales**

New Business

- A. Office Computer Protection**
- B. Budget Approval 2026-27**
- C. Bayshore Records Policy**
- D. Member Appeal**
- E. Election Bios**
- F. Purpose/Design of Breeze**

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

BAYSHORE BEACH CLUB, INC.

06/07/26

Balance Sheet

Accrual Basis

As of May 31, 2026

	<u>May 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
10000 · Checking - 1st Security Bank	
10000-a · Checking - 1st Security	2,606.10
Total 10000 · Checking - 1st Security Bank	<u>2,606.10</u>
10002 · Funds for Operations-Money Mkt	
10002-m · Operating Funds - 6/30/26	9,184.24
10002mm · Mobimat Fund	2,920.00
10002n · Operating Funds - 6/30/27	30,546.38
Total 10002 · Funds for Operations-Money Mkt	<u>42,650.62</u>
10002b · Money Market CC Security	10,196.46
10020 · Petty Cash	
10020-a · General	50.00
10020-d · Pool	200.00
Total 10020 · Petty Cash	<u>250.00</u>
Total Checking/Savings	55,703.18
Accounts Receivable	
11000 · Accounts Receivable	263,642.53
Total Accounts Receivable	<u>263,642.53</u>
Other Current Assets	
Reserve Accounts	
10005 · CD 1st Security #1	145,248.61
10006 · CD 1st Security #2	135,889.85
10007 · Savings Account - 1st Security	26,483.68
Total Reserve Accounts	<u>307,622.14</u>
10003 · Long Term Reserve Accounts	
10009 · Oregon State Credit Union CD	201,635.40
10009a · OSU - savings	5.00
10009c · OSU High Yield Savings	1,037.88
Total 10003 · Long Term Reserve Accounts	<u>202,678.28</u>
12500 · Deposits in transit	13,880.00
14000 · Prepaid expenses	
14000-a · Insurance	6,588.51
Total 14000 · Prepaid expenses	<u>6,588.51</u>
Total Other Current Assets	<u>530,768.93</u>
Total Current Assets	850,114.64
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>1,165,262.64</u></u>

BAYSHORE BEACH CLUB, INC.

06/07/26

Balance Sheet

Accrual Basis

As of May 31, 2026

	<u>May 31, 26</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	6,574.96
Total Accounts Payable	<u>6,574.96</u>
Other Current Liabilities	
2110 · Direct Deposit Liabilities	1.77
21400 · Payroll taxes payable	
21400-a · Payroll-FUTA	26.09
21400-b · Payroll-FWH	402.00
21400-c · Payroll-MCARE	271.30
21400-d · Payroll-WBF assessment	-23.91
21400-e · Payroll-SUIOR	-95.11
21400-f · Payroll-SWHOR	639.00
21400-g · Payroll-FICA	1,159.98
21400-h · Payroll-State Transit	-159.28
21400-i · Payroll-Paid Family Leave	100.64
21400-j · OR penalty	-33.95
21400 · Payroll taxes payable - Other	-103.26
Total 21400 · Payroll taxes payable	<u>2,183.50</u>
21410 · Wage Garnishments Payable	38.76
21500 · Deferred revenue	280.00
22250 · Rental Deposits	120.00
Total Other Current Liabilities	<u>2,624.03</u>
Total Current Liabilities	<u>9,198.99</u>
Total Liabilities	<u>9,198.99</u>
Equity	
31000 · General Fund Balance	877,594.82
Net Income	278,468.83
Total Equity	<u>1,156,063.65</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,165,262.64</u></u>

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

	Jul '25 - May 26	Budget
Ordinary Income/Expense		
Income		
40026 · - 2025 -2026 Membership Dues	282,950.00	284,200.00
40027 · 2026-2027 Membership Dues	293,480.00	
42000 · Boat & RV Permits	350.00	250.00
42500 · Building use fees	2,770.00	2,000.00
44000 · Donations/Miscellaneous Income		
44000-q · Donations - other	82.46	
44000-T · Refund	72.42	
44000hh · Donations-Capital Improvements	50.00	
44000mm · Moby Mat Donations	3,675.00	2,000.00
Total 44000 · Donations/Miscellaneous Income	3,879.88	2,000.00
44500 · Height Variance Requests	600.00	600.00
45000 · Interest and late fees		
45000-a · Interest & late fees - dues	3,456.74	1,750.00
45000-c · Interest - savings & investment	19,239.54	7,000.00
Total 45000 · Interest and late fees	22,696.28	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	7,500.00	5,000.00
48000 · Violation Fines	700.00	
48600 · Budgeted from reserves	0.00	100,000.00
Total Income	618,746.05	407,425.00
Gross Profit	618,746.05	407,425.00
Expense		
50000 · Operating Personnel		
50005 · Office Administrator - wages	35,639.88	40,000.00
50020 · Facilities Manager- wages	35,662.50	35,000.00
50024 · Pool attendants - wages	15,162.41	23,000.00
50025 · Employees-p/r taxes	10,604.04	15,000.00
50030 · Employees-SAIF	466.78	700.00
50055 · Operating Personnel expenses		
50055-b · Facilities Manager- vehicle	406.29	400.00
50055-h · Office Manager - vehicle	100.00	250.00
Total 50055 · Operating Personnel expenses	506.29	650.00
Total 50000 · Operating Personnel	98,041.90	114,350.00
51000 · Administrative expense		
51005 · Accounting Fees	8,500.00	6,000.00
51015 · Bad debt expense	84.08	
51020 · Bank Fees	20.00	25.00
51035 · Postage Machine Leasing	432.00	700.00
51040 · Insurance		
51040-a · Board Liability-D&O and tail	8,745.90	9,500.00
Total 51040 · Insurance	8,745.90	9,500.00
51050 · Legal Fees	5,976.50	5,000.00
51055 · Lien fees	532.00	600.00
51065 · Office Supply Purchases		
51065-a · Printing and Reproduction	4,081.02	5,000.00
51065-b · Postage & shipping	799.12	5,000.00
51065-c · Office Supplies	1,521.67	2,000.00
51065-d · Computer costs	2,462.77	1,500.00
51065-e · Quickbooks payroll expense	621.00	800.00
Total 51065 · Office Supply Purchases	9,485.58	14,300.00

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

	Jul '25 - May 26	Budget
51080 · Telephones	1,035.00	1,500.00
51081 · Internet expense	1,050.00	1,200.00
51085 · UBIT - tax	256.00	300.00
Total 51000 · Administrative expense	36,117.06	39,125.00
52000 · Site operating expense		
52005 · Clubhouse decor	0.00	200.00
52020 · Insurance		
52020-a · Flood Insurance	5,017.72	5,000.00
52020-b · Property Insurance-Commercial	22,315.37	24,500.00
Total 52020 · Insurance	27,333.09	29,500.00
52025 · Cleaning & Sanitation	744.05	1,000.00
52035 · Licenses & permits	1,026.20	2,500.00
52050 · Playgrounds & Parks	354.96	200.00
52051 · Equipment Rental	0.00	200.00
52053 · Spring Clean-Up	1,725.45	2,000.00
52055 · Pool - Chemicals & supplies	4,249.10	5,000.00
52065 · Recreational equipment	1,394.09	300.00
52085 · Utilities		
52085-a · Clubhouse TV & Radio	1,778.28	2,000.00
52085-b · Electricity	4,050.55	5,000.00
52085-c · Propane - Clubhouse & Pool	19,434.23	26,000.00
52085-e · Trash	2,027.15	2,600.00
52085-f · Water	4,239.37	6,100.00
52085-h · Septic Services	900.00	800.00
Total 52085 · Utilities	32,429.58	42,500.00
Total 52000 · Site operating expense	69,256.52	83,400.00
52054 · Doggie Pot Station Supplies	719.39	800.00
53000 · Repairs & improvements		
53010 · Building Repairs/Service	1,002.60	7,500.00
53014 · Equipment Repair/Service	1,590.26	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	1,486.03	1,700.00
53036 · Landscaping Supplies	193.95	500.00
53037 · Floor Repair/Cleaning Service	360.00	700.00
53045 · Pool Repairs & Improvements	3,198.48	6,000.00
53050 · Sports court & grounds	1,321.94	1,000.00
53056 · Lawn & Ground Service	1,200.00	1,000.00
Total 53000 · Repairs & improvements	10,578.26	25,150.00
54000 · Committee expense		
54005 · Board of directors' expense	1,054.67	1,000.00
54009 · Communications Committee	95.88	250.00
54020 · Planning committee expense	435.48	500.00
54026 · Safety Committee	83.97	1,100.00
54030 · Social committee	2,702.12	5,500.00
54040 · Nominating Committee	0.00	900.00
Total 54000 · Committee expense	4,372.12	9,250.00

1:38 PM

06/07/26

Accrual Basis

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

	<u>Jul '25 - May 26</u>	<u>Budget</u>
55000 · Mobi Mat	2,308.79	2,000.00
58000 · Contingency	0.00	33,350.00
61000 · Capital Outlay	118,883.18	100,000.00
Total Expense	<u>340,277.22</u>	<u>407,425.00</u>
Net Ordinary Income	<u>278,468.83</u>	<u>0.00</u>
Net Income	<u><u>278,468.83</u></u>	<u><u>0.00</u></u>

June 2026

Bayshore Treasurer's report

It is an update on the financial activities since the last board meeting.

All of the officers are now signers on the 1st Security accounts. Since the accounts at the OSU Credit Union have little activity, there is no need for all of the officers to be signers. Roger Smith and Carolyn Gardner are the current officers who are already on the account. I request that we move to remove the two previous signers who are no longer officers. Karen Moorhead and Josh Hanselman should have their names removed as signers.

One of the CD's at 1st Security matured on June 10th. The best option for reinvestment was a 6 month CD.

Bayshore Investments as of 6-13-26

1st Security	amount	interest	maturity date
CD Risk Free	\$ 145,248.61	3.44%	4/23/2027
CD (reinvested)	\$ 136,025.04	3.54%	12/7/2026
Business Optimum Savings	\$ 26,483.68	5%	
Oregon State Credit Union			
CD	\$ 201,064.25	3.34%	2/7/2027
OSCU Savings account	\$ 5.00	0.10%	
Business High Yield Savings	\$ 1,033.71	5%	

Carolyn Gardner

Treasurer

Date: June 15, 2026

To: Bayshore Board of Directors

From: Kirk McClain, Facilities Manager

Subject: June 2026 Board Report

>* action items

>Discussion items

>*Garage/pool equipment room project

Board received 4 separate bids for the garage/pool equipment room siding, roof and garage door replacement. I would like the board to discuss project, and pick a contractor to complete job.

>*Pool

We had some problems and confusion with regard to member passes being improperly used last season and would like the board and members to discuss policies’.

>*Rec room Pass

I would like to offer a rec room pass to vacation renters non pool season. Fee discussion. Also, discussion about all people signing in when they use the clubhouse or pool. Reminder to Club members.....please sign in when you use.

>Tennis court

At the time of this report the tennis court has been power washed and we are awaiting a 4-5 day good weather window for resurfacing. We have decided to have 2 pickleball courts lines painted in addition to tennis court lines.

>Artisans

I would like to thank the Artisans for their support. They donated a bunch of t-shirts and hats to the pool for fundraising for painting the pool. Give them all a hand.

>Weed Wackers

I would like to thank the Weed Wackers, Lynda Apel, Patty Bozanich, and Robin Portman for helping to weed, edge and beautify the Bayshore Beach Clubs courtyard. Patty and Robin are also pool attendants and will be working on courtyard maintenance all through the summer. Give the Weed Wackers a big hand.

>Volunteers

I have had the privilege of working with/for four different Board presidents since I was hired here as facilities/pool manager. I am amazed at the amount of time and commitment they have all brought to the table. Give them all an attaboy. Lots of hours spent by all of them improving Bayshore. Whether installing mobi mats, dealing with homeless encampments, remediating scotch broom, spring clean-up..etc. Thank you all for your time.

**Planning Committee Report
June 20, 2026**

Action Item: Nominate member Simone Tunc as volunteer on Planning Committee.

Construction Approval Request Form (CARF)

Paint: 2

Roof: 3

Siding: 1

Sidewalk: 1

Fence: 5

Height Variance denied: 1

Height Variance Approved: 2

Addition to house: 1

Driveway: 1

Garage: 1

House: 1

Complaints

Tree: 4

Unkempt yard: 1

Dog: 2

Request for long term RV storage: 1 (denied)

Gary Brown, Director & Liaison

Social Committee Report

June 20th, 2026 Board of Directors Meeting

First up, a big “thank you” to the Social Committee members and volunteers who put on an amazing annual members' dinner on May 16! Forty members enjoyed a fantastic taco and margarita bar – it was a huge hit.

Looking ahead to our next event, Music on the Patio is scheduled from 6 pm to 8 pm on July 18th, featuring Mike Tolle. However, we've hit a snag. Bayshore needs to have a license from a Performing Rights Organization for events where musicians perform non-original music (referred to as “covers”). The HOA board should have been aware of this from the start, as it has always been a requirement for venues where live music is performed to have a performing-rights license. Fortunately, Mike will be able to play a mix of his own music and other license-free tunes.

We're still waiting to confirm our August artist, Kathy Redwine, but she's on board to perform her own compositions for two hours. Unfortunately, this means we have to cancel our September event until we figure out the logistics of acquiring a license – which can be expensive.

Meet and Greet: A New Approach

We've had to make a difficult decision regarding our upcoming Meet and Greet on Aug. 8. The Social Committee's volunteer pool is at present too small to plan and organize a traditional event. So we've decided to shake things up and turn the gathering into a potluck. We'll be sending out an e-mail to gauge interest among our members – we need a minimum of 30 enthusiastic participants for this to be worth the effort. If you're interested in attending, please keep an eye out for that e-mail.

If you're willing to lend a hand, the Social Committee is always on the lookout for new volunteers. We understand life gets busy, but without a strong team, we aren't able to deliver the events you all enjoy. If you're up

for the challenge, please don't hesitate to reach out to
office@bayshorebeach.com.

Respectfully Submitted
Sarah Abshier - Social Committee

Safety Committee Report June 20, 2026

The Safety committee will be at the Bayshore Earthquake and Tsunami supplies cache on Sunday July 5th 10am-noon so members can add a personal tote, or switch out supplies in their totes.

Prohibited items Firearms and ammunition, Explosives, Alcohol, Corrosive chemicals, Batteries inside battery powered items (batteries must be removed from battery powered items and must be stored in a plastic bag in case of corrosion or leakage), Perishable food Items leaking, rotting, or otherwise unusable.

Tote Specifications

Rubbermaid brand "Roughneck Storage Box" You can choose the 10 gallon or 14 gallons size 10 gallon is 23.9" L x 15.9" W x 8.7" H 14 gallon is: 23.9" L x 15.9" W x 12.2" H. You must provide the tote and it must be this specified tote so that it is stackable with other totes. Item lists and tote specifications subject to periodic change by Bayshore Beach Club Inc.

Suggested Items

Each individual's needs will vary; however, the following may help you determine what you will put in your tote. Flashlight, Lantern, First aid kit, Non-perishable, food Manual can opener for food, Battery-powered or hand crank radio and a NOAA Weather Radio with tone alert Whistle to signal for help, Dust mask, Moist towelettes, Garbage bags and plastic ties for personal sanitation, Emergency blanket, Empty water container, such as plastic Nalgene bottle, Multipurpose tool, Glasses or contacts, Non perishable prescription medicines, Change of clothes, Gloves, Emergency poncho, Extra batteries (batteries must be removed from battery powered items and must be stored in a plastic bag in case of corrosion or leakage)

The Safety committee is working with Seal Rock Fire Department to have a collection site for Household Hazmats for Bayshore members on Saturday July 25 from 10am-noon.

Bring your unwanted hazmat to the Bayshore cache at Hilton Park near the Seal Rock Fire station #62 in Bayshore.

All Household Hazmats will be transported to the annual Lincoln County Household Hazmat collection event.

No explosives, fireworks or containers over five gallons. Multiple items will be accepted.

Household Hazmat only please, no commercial chemicals accepted.



Household Hazardous Waste

Is Your Home Toxic-Free?

Please carefully consider the purchasing choices you make everyday and never place hazardous/toxic waste into your trash or recycling carts

HHW Collection Event

July 25, 2026 10:00am-2:00pm

Dahl Disposal Service Headquarters

- Toledo -

Entrance on 401 NW Industrial Park Rd



- **Corrosives** - acids, bases, & reactives
- **Flammables** - solvents, gasoline, automotive fluids
- **Heavy Metals** - Products containing elemental mercury
- **Oxidizers** - pool chemicals
- **Poisons** - pesticides, herbicides, fungicides & other poisons

NO CONTAINERS LARGER THAN 5 GALLONS

Election Committee Report
June 20, 2026

On behalf of the election committee- The results from the election have been published in the minutes from the annual meeting. In the past, the election committee has disbanded at the conclusion of the election. However, this year's committee would like to continue to work as an election committee. We have identified one specific task that we believe should be addressed. We are interested in working on a proposal to submit an amendment to the by-laws which will need to be placed before the membership for a vote. The issue we believe should be addressed is the section of the by-laws that restricts candidates for board positions to only two directors from any division. There have been qualified and interested potential candidates that were not allowed to run for a director position simply because they live in a division that already has two people serving on the board. The election committee would like to work through the 26-27 fiscal year to put a proposal together to submit to the membership to amend this section of the by-laws.

Respectfully submitted,
Karen Moorhead, 25-26 board election committee liaison