BAYSHORE BEACH CLUB, INC. BOARD OF DIRECTORS MEETING
Saturday, July 18, 2026 Agenda

Quorum			**Attending**	**Absent**
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
Motion to Accept Financials for June, 2026
Motion to Approve Board of Director Meeting Minutes from June, 2026

Reports
A. Financial Report: Carolyn Gardner, Treasurer; **Financials Submitted**
B. Facilities: Kirk McClain, Facility Manager; **Report Submitted**
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; Kenn Apel, Liaison; **No Report**
5. **Budget/Finance:** Mike Tatro, Chair; Carolyn Gardner, Liaison; **Action Item**
6. **Safety:** Dave Smith, Chair; Megan Hanselman, Liaison; **Report Submitted: Action Items**
7. **Communications:** No Chair; Kenn Apel, Liaison; **No Report**

D. Motion to include all reports for minutes

Unfinished Business
A. Accessible Clubhouse Doors
B. Election Committee
C. Clubhouse Architect
D. Pesticides

New Business
A. Road District Presentation
B. Pool Calendar
C. Bayshore Accounting Services
D. Audit/Formal Review

Member Comments
Motion for Executive Session if needed
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=EIIARW9iaidmfIX4E8bZAP3v37xbAF.1

Meeting ID: 857 3869 7641 **Passcode**: 793760

Bayshore Beach Club Financial Report – July 2026

Thank you to Mary Lou Morris and Bill Uhlman for their long service on the Finance budget committee. Their input and knowledge of Bayshore's finances was invaluable. I am pleased that Mike Tatro will continue on the finance committee and am hoping to have some new volunteers for this important committee.

I should explain why the Profit and Loss looks strange for June 2026. It is a result of our use of accrual accounting. QuickBooks records the revenue when the invoice is created and not when the funds are received. It appears that our income for 2025-2026 was higher than it actually was. The dues for 2026-2027 should not be counted as income of 2025-2026. Our accountant will make this adjustment. The line on the P & L should read Negative $42,706.22. Because most of this was capital expense and it was budgeted to have been taken from the reserves. As you know most of the reserves are in CD's. When the next CD matures, some of the funds will need to be moved to the into the current dues operating account as some of those funds ($23,915.76) were used to pay for 2025-2026 expenses.

Let me also point out that Bayshore yearly income is now insufficient to pay normal running costs for the club, much less for facility maintenance. We must either dramatically reduce expenses or increase our income. This issue must be confronted urgently if the club is to have any sort of future.

If you have questions, please e-mail me. I am sorry that I am traveling and can't answer the questions at the meeting.

Carolyn Gardner
Treasurer

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

	Jul '25 - Jun 26	Budget
Ordinary Income/Expense		
Income		
40026 · - 2025 -2026 Membership Dues	282,950.00	284,200.00
40027 · 2026-2027 Membership Dues	293,439.40	
42000 · Boat & RV Permits	350.00	250.00
42500 · Building use fees	3,440.00	2,000.00
44000 · Donations/Miscellaneous Income		
44000-q · Donations - other	89.46	
44000-T · Refund	72.42	
44000hh · Donations-Capital Improvements	50.00	
44000mm · Moby Mat Donations	3,920.00	2,000.00
Total 44000 · Donations/Miscellaneous Income	4,131.88	2,000.00
44500 · Height Variance Requests	600.00	600.00
45000 · Interest and late fees		
45000-a · Interest & late fees - dues	3,451.11	1,750.00
45000-c · Interest - savings & investment	20,756.45	7,000.00
Total 45000 · Interest and late fees	24,207.56	8,750.00
46000 · Lien Fee Reimbursement	1,000.00	600.00
46500 · Pool Pass/Diaper Sales	3,404.89	4,000.00
47000 · Returned Check Charges	0.00	25.00
47500 · Transfer Fees	8,400.00	5,000.00
48000 · Violation Fines	700.00	
48600 · Budgeted from reserves	0.00	100,000.00
Total Income	622,623.73	407,425.00
Gross Profit	622,623.73	407,425.00
Expense		
50000 · Operating Personnel		
50005 · Office Administrator - wages	39,561.39	40,000.00
50020 · Facilities Manager- wages	40,375.00	35,000.00
50024 · Pool attendants - wages	19,183.33	23,000.00
50025 · Employees-p/r taxes	11,972.76	15,000.00
50030 · Employees-SAIF	788.13	700.00
50055 · Operating Personnel expenses		
50055-b · Facilities Manager- vehicle	470.04	400.00
50055-h · Office Manager - vehicle	118.75	250.00
Total 50055 · Operating Personnel expenses	588.79	650.00
Total 50000 · Operating Personnel	112,469.40	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	576.00	700.00
51040 · Insurance		
51040-a · Board Liability-D&O and tail	9,540.90	9,500.00
Total 51040 · Insurance	9,540.90	9,500.00
51050 · Legal Fees	7,082.50	5,000.00
51055 · Lien fees	532.00	600.00
51065 · Office Supply Purchases		
51065-a · Printing and Reproduction	4,193.46	5,000.00
51065-b · Postage & shipping	2,736.74	5,000.00
51065-c · Office Supplies	1,521.67	2,000.00
51065-d · Computer costs	3,047.75	1,500.00
51065-e · Quickbooks payroll expense	642.00	800.00
Total 51065 · Office Supply Purchases	12,141.62	14,300.00

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

	Jul '25 - Jun 26	Budget
51080 · Telephones	1,080.00	1,500.00
51081 · Internet expense	1,125.00	1,200.00
51085 · UBIT - tax	256.00	300.00
Total 51000 · Administrative expense	40,938.10	39,125.00
52000 · Site operating expense		
52005 · Clubhouse decor	0.00	200.00
52020 · Insurance		
52020-a · Flood Insurance	5,853.72	5,000.00
52020-b · Property Insurance-Commercial	24,344.04	24,500.00
Total 52020 · Insurance	30,197.76	29,500.00
52025 · Cleaning & Sanitation	754.04	1,000.00
52035 · Licenses & permits	1,026.20	2,500.00
52050 · Playgrounds & Parks	94.98	200.00
52051 · Equipment Rental	0.00	200.00
52053 · Spring Clean-Up	1,725.45	2,000.00
52055 · Pool - Chemicals & supplies	4,768.90	5,000.00
52065 · Recreational equipment	1,394.09	300.00
52085 · Utilities		
52085-a · Clubhouse TV & Radio	1,943.98	2,000.00
52085-b · Electricity	4,476.82	5,000.00
52085-c · Propane - Clubhouse & Pool	24,468.74	26,000.00
52085-e · Trash	2,027.15	2,600.00
52085-f · Water	4,816.22	6,100.00
52085-h · Septic Services	900.00	800.00
Total 52085 · Utilities	38,632.91	42,500.00
Total 52000 · Site operating expense	78,594.33	83,400.00
52054 · Doggie Pot Station Supplies	969.38	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	3,263.48	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	10,643.26	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

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

	Jul '25 - Jun 26	Budget
55000 · Mobi Mat	2,318.78	2,000.00
58000 · Contingency	2,702.00	33,350.00
61000 · Capital Outlay	118,883.18	100,000.00
Total Expense	371,890.55	407,425.00
Net Ordinary Income	250,733.18	0.00
Net Income	**250,733.18**	**0.00**

BAYSHORE BEACH CLUB, INC.
Balance Sheet
As of June 30, 2026

		Jun 30, 26
ASSETS		
Current Assets		
Checking/Savings		
10000 · Checking - 1st Security Bank		
10000-a · Checking - 1st Security	34,902.07	
Total 10000 · Checking - 1st Security Bank		34,902.07
10002 · Funds for Operations-Money Mkt		
10002mm · Mobimat Fund	2,920.00	
10002n · Operating Funds - 6/30/27	122,396.67	
Total 10002 · Funds for Operations-Money Mkt		125,316.67
10002b · Money Market CC Security		10,201.89
10020 · Petty Cash		
10020-a · General	50.00	
10020-d · Pool	200.00	
Total 10020 · Petty Cash		250.00
Total Checking/Savings		170,670.63
Accounts Receivable		
11000 · Accounts Receivable		103,880.26
Total Accounts Receivable		103,880.26
Other Current Assets		
Reserve Accounts		
10005 · CD 1st Security #1	145,659.89	
10006 · CD 1st Security #2	136,302.23	
10007 · Savings Account - 1st Security	26,508.18	
Total Reserve Accounts		308,470.30
10003 · Long Term Reserve Accounts		
10009 · Oregon State Credit Union CD	202,189.67	
10009a · OSU - savings	5.00	
10009c · OSU High Yield Savings	1,041.92	
Total 10003 · Long Term Reserve Accounts		203,236.59
12500 · Deposits in transit		3,597.00
14000 · Prepaid expenses		
14000-a · Insurance	29,227.84	
Total 14000 · Prepaid expenses		29,227.84
Total Other Current Assets		544,531.73
Total Current Assets		819,082.62
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		70,261.00
Total Fixed Assets		315,148.00
TOTAL ASSETS		**1,134,230.62**

BAYSHORE BEACH CLUB, INC.
Balance Sheet
As of June 30, 2026

		Jun 30, 26
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
20000 · Accounts Payable		2,123.38
Total Accounts Payable		2,123.38
Other Current Liabilities		
2110 · Direct Deposit Liabilities		1.77
21400 · Payroll taxes payable		
21400-a · Payroll-FUTA	58.48	
21400-b · Payroll-FWH	362.00	
21400-c · Payroll-MCARE	366.98	
21400-d · Payroll-WBF assessment	-17.10	
21400-e · Payroll-SUIOR	271.88	
21400-f · Payroll-SWHOR	859.00	
21400-g · Payroll-FICA	1,569.20	
21400-h · Payroll-State Transit	-146.99	
21400-i · Payroll-Paid Family Leave	152.45	
21400-j · OR penalty	-33.95	
21400 · Payroll taxes payable - Other	-103.26	
Total 21400 · Payroll taxes payable		3,338.69
21410 · Wage Garnishments Payable		38.78
21500 · Deferred revenue		280.00
22250 · Rental Deposits		120.00
Total Other Current Liabilities		3,779.24
Total Current Liabilities		5,902.62
Total Liabilities		5,902.62
Equity		
31000 · General Fund Balance		877,594.82
Net Income		250,733.18
Total Equity		1,128,328.00
TOTAL LIABILITIES & EQUITY		**1,134,230.62**

Date: July 13, 2026

To: Bayshore Board of Directors

From: Kirk McClain, Facilities Manager

Subject: July 2026 Board Report

>* action items
>Discussion Items

Garage/pool equipment room project has been awarded to Robertson Mitigation and Services LLC. Work is set to begin mid August.

Pool has been humming right along. Pool heater struggles with keeping at 86 degrees on colder or rainy nights and when pool gets topped off in the evenings. We have also been selling a few hats and t-shirts. Lots of cookies and snacks. And pool pass sales have already equaled last years sales.

Tennis court
At the time of this report the tennis court has been powerwashed and we are still 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.

Weedwackers
I would like to thank the weedwackers. Linda and Kenn Apel, Patty Bozanich, Vivian Mills and Robin Portman…also Katy Natale and Trish Ferrell-French for helping to weed, edge and beautify the Bayshore Beach Clubs courtyard and Lakeview Park.

Planning Committee Report
July 18, 2026

There will be a fine presented to the BOD for vote: $250 fine, unkempt yard in Division 1.

CARF
(Construction Approval Request Form)

House: 4
Height Variance: 2
Siding: 3
Fence: 2
Roof: 4
Deck: 2
Exterior Paint: 3
Shed: 2

Complaints

Trees: 6
Dog: 1
Unkempt yard: 1

Gary Brown
Board Director & Liaison

Safety Report
July 18, 2026

1. Action item- CPR/First Aid training for Bayshore employees. Cost approximately $43 per person. Seal Rock Fire training program "Stop the Bleed".

2. Action item- Vote member Simone Tunc to Safety committee.

3. Reminder to members - Bayshore Hazmat collection Saturday July 25, 10am-noon at Hilton Park.