BAYSHORE BEACH CLUB, INC. BOARD OF DIRECTORS MEETING
Saturday, August 15, 2026 Agenda

Quorum			**Attending**	**Absent**
Kenn Apel	President	Division 1	_______	_______
Roger Smith	Corporate Secretary	Division 3	_______	_______
Jim Long	Director	Division 3	_______	_______
Josh Hanselman	Director	Division 4	_______	_______
Megan Hanselman	Vice President	Division 4	_______	_______
Carolyn Gardner	Treasurer	Division 5	_______	_______
Gary Brown	Director	Division 5	_______	_______
Sundancer Mallaburn	Director	Division 6	_______	_______

Welcome

Motion for Executive Session

Motion to Accept Financials for July, 2026
Motion to Approve Board of Director Meeting Minutes from July, 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; **Report Submitted**
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; **No Report**
7. **Communications:** No Chair; Kenn Apel, Liaison; **Action Item**

D. Motion to include all reports for minutes

New Business

A. Summary of Road District Survey
B. Member Appeal
C. Review of P&P Manual

Member Comments
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 – August 2026

The action item for this month is that the board needs to approve the contract that was distributed to the board members from Stone Associates. We have been given a detailed list of services included in the contract and there is a limit of $6,000 for those services. If extra services are needed, we will be notified.

The large expense this month was for the approved repair of the tennis courts.

Many of the members have paid their dues for 2026-2027. We appreciate those you who have done so. When paid, you may pick up your membership cards in the office. If you haven't paid, please send your dues in as soon as possible.

If you have questions, please e-mail me.

Carolyn Gardner
Treasurer

BAYSHORE BEACH CLUB, INC.
Balance Sheet
As of July 31, 2026

		Jul 31, 26
ASSETS		
Current Assets		
Checking/Savings		
10000 · Checking - 1st Security Bank		
10000-a · Checking - 1st Security	1,733.43	
Total 10000 · Checking - 1st Security Bank		1,733.43
10002 · Funds for Operations-Money Mkt		
10002mm · Mobimat Fund	2,920.00	
10002n · Operating Funds - 6/30/27	158,062.63	
Total 10002 · Funds for Operations-Money Mkt		160,982.63
10002b · Money Market CC Security		10,207.51
10020 · Petty Cash		
10020-a · General	50.00	
10020-d · Pool	200.00	
Total 10020 · Petty Cash		250.00
Total Checking/Savings		173,173.57
Accounts Receivable		
11000 · Accounts Receivable		53,230.26
Total Accounts Receivable		53,230.26
Other Current Assets		
Reserve Accounts		
10005 · CD 1st Security #1	146,086.08	
10006 · CD 1st Security #2	136,712.26	
10007 · Savings Account - 1st Security	26,508.18	
Total Reserve Accounts		309,306.52
10003 · Long Term Reserve Accounts		
10009 · Oregon State Credit Union CD	202,764.01	
10009a · OSU - savings	5.00	
10009c · OSU High Yield Savings	1,046.10	
Total 10003 · Long Term Reserve Accounts		203,815.11
12500 · Deposits in transit		4,960.00
14000 · Prepaid expenses		
14000-a · Insurance	36,202.91	
Total 14000 · Prepaid expenses		36,202.91
Total Other Current Assets		554,284.54
Total Current Assets		780,688.37
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		**1,095,836.37**

BAYSHORE BEACH CLUB, INC.
Balance Sheet
As of July 31, 2026

		Jul 31, 26
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
20000 · Accounts Payable		42,862.42
Total Accounts Payable		42,862.42
Credit Cards		
20001 · 1st Security Bank Credit Card		-0.01
Total Credit Cards		-0.01
Other Current Liabilities		
2110 · Direct Deposit Liabilities		1.77
21400 · Payroll taxes payable		
21400-a · Payroll-FUTA	95.84	
21400-b · Payroll-FWH	348.00	
21400-c · Payroll-MCARE	376.52	
21400-d · Payroll-WBF assessment	-8.35	
21400-e · Payroll-SUIOR	648.41	
21400-f · Payroll-SWHOR	881.00	
21400-g · Payroll-FICA	1,609.92	
21400-h · Payroll-State Transit	-136.15	
21400-i · Payroll-Paid Family Leave	199.93	
21400-j · OR penalty	-33.95	
21400 · Payroll taxes payable - Other	-103.26	
Total 21400 · Payroll taxes payable		3,877.91
21410 · Wage Garnishments Payable		38.78
21500 · Deferred revenue		-293,449.40
22250 · Rental Deposits		120.00
Total Other Current Liabilities		-289,410.94
Total Current Liabilities		-246,548.53
Total Liabilities		-246,548.53
Equity		
31000 · General Fund Balance		1,127,623.75
Net Income		214,761.15
Total Equity		1,342,384.90
TOTAL LIABILITIES & EQUITY		**1,095,836.37**

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

	Jul 26	Budget
Ordinary Income/Expense		
Income		
40027 · 2026-2027 Membership Dues	293,439.40	294,350.00
42000 · Boat & RV Permits	25.00	250.00
42500 · Building use fees	190.00	2,000.00
44000 · Donations/Miscellaneous Income		
44000-o · doggiepot station	10.00	
44000-q · Donations - other	120.00	
44000 · Donations/Miscellaneous Income - Other	50.00	
Total 44000 · Donations/Miscellaneous Income	180.00	
44500 · Height Variance Requests	200.00	200.00
45000 · Interest and late fees		
45000-a · Interest & late fees - dues	1,150.00	2,000.00
45000-c · Interest - savings & investment	1,589.32	15,000.00
Total 45000 · Interest and late fees	2,739.32	17,000.00
46000 · Lien Fee Reimbursement	0.00	600.00
46500 · Pool Income		
46500b · Pool Items Sold	143.00	250.00
46500p · Pool Pass	954.45	2,800.00
Total 46500 · Pool Income	1,097.45	3,050.00
47000 · Returned Check Charges	0.00	25.00
47500 · Transfer Fees	750.00	5,000.00
48600 · Budgeted from reserves	0.00	85,000.00
Total Income	298,621.17	407,475.00
Gross Profit	298,621.17	407,475.00
Expense		
50000 · Operating Personnel		
50005 · Office Administrator - wages	3,675.01	42,000.00
50020 · Facilities Manager- wages	4,237.50	40,000.00
50024 · Pool attendants - wages	5,070.75	23,000.00
50025 · Employees-p/r taxes	1,408.35	15,000.00
50030 · Employees-SAIF	0.00	700.00
50055 · Operating Personnel expenses		
50055-b · Facilities Manager- vehicle	22.50	400.00
50055-h · Office Manager - vehicle	37.50	200.00
Total 50055 · Operating Personnel expenses	60.00	600.00
Total 50000 · Operating Personnel	14,451.61	121,300.00
51000 · Administrative expense		
51005 · Accounting Fees	0.00	6,000.00
51020 · Bank Fees	0.00	25.00
51035 · Postage Machine Leasing	0.00	700.00
51040 · Insurance		
51040-a · Board Liability-D&O and tail	833.34	10,000.00
Total 51040 · Insurance	833.34	10,000.00
51050 · Legal Fees	0.00	9,000.00
51055 · Lien fees	0.00	600.00
51065 · Office Supply Purchases		
51065-a · Printing and Reproduction	0.00	4,500.00
51065-b · Postage & shipping	0.00	2,000.00
51065-c · Office Supplies	48.99	2,000.00

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

	Jul 26	Budget
51065-d · Computer costs	69.97	3,000.00
51065-e · Quickbooks payroll expense	49.00	800.00
Total 51065 · Office Supply Purchases	167.96	12,300.00
51080 · Telephones	45.00	
51081 · Internet expense	75.00	
51085 · UBIT - tax	0.00	300.00
Total 51000 · Administrative expense	1,121.30	38,925.00
52000 · Site operating expense		
52005 · Clubhouse decor	0.00	200.00
52020 · Insurance		
52020-a · Flood Insurance	0.00	6,300.00
52020-b · Property Insurance-Commercial	2,191.59	26,500.00
Total 52020 · Insurance	2,191.59	32,800.00
52025 · Cleaning & Sanitation	40.75	1,000.00
52035 · Licenses & permits	0.00	2,500.00
52050 · Playgrounds & Parks	0.00	200.00
52051 · Equipment Rental	0.00	200.00
52053 · Spring Clean-Up	0.00	2,500.00
52055 · Pool - Chemicals & supplies	66.42	5,000.00
52065 · Recreational equipment	0.00	1,300.00
52085 · Utilities		
52085-a · Clubhouse TV & Radio	192.76	3,500.00
52085-b · Electricity	306.31	5,500.00
52085-c · Propane - Clubhouse & Pool	2,332.91	26,000.00
52085-e · Trash	252.39	2,800.00
52085-f · Water	786.57	6,500.00
52085-h · Septic Services	0.00	800.00
Total 52085 · Utilities	3,870.94	45,100.00
Total 52000 · Site operating expense	6,169.70	90,800.00
52054 · Doggie Pot Station Supplies	0.00	1,000.00
53000 · Repairs & improvements		
53010 · Building Repairs/Service	22.80	7,500.00
53014 · Equipment Repair/Service	449.00	2,750.00
53016 · Excavation/grading services	0.00	4,000.00
53026 · Septic Repair/Service	225.00	2,200.00
53035 · Building Materials/Supplies	0.00	1,700.00
53036 · Landscaping Supplies	0.00	500.00
53037 · Floor Repair/Cleaning Service	0.00	2,000.00
53045 · Pool Repairs & Improvements	408.98	6,000.00
53050 · Sports court & grounds	0.00	1,000.00
53056 · Lawn & Ground Service	0.00	1,000.00
Total 53000 · Repairs & improvements	1,105.78	28,650.00
54000 · Committee expense		
54005 · Board of directors' expense	119.88	1,000.00
54009 · Communications Committee	0.00	250.00
54020 · Planning committee expense	0.00	800.00
54026 · Safety Committee	0.00	1,100.00
54030 · Social committee	0.00	4,000.00
54040 · Nominating Committee	0.00	1,000.00
Total 54000 · Committee expense	119.88	8,150.00

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

	Jul 26	Budget
58000 · Contingency	0.00	33,650.00
61000 · Capital Outlay	61,200.00	85,000.00
Total Expense	84,168.27	407,475.00
Net Ordinary Income	214,452.90	0.00
Net Income	**214,452.90**	**0.00**

August 10, 2026

To: Bayshore Board of Directors

From: Kirk McClain, Facilities Manager

Subject: August 2026 Board Report

Garage/pool equipment room project has been awarded to Robertson Mitigation and Services LLC. Work is set to begin September 8th after the pool closes for the season.

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 tshirts. Lots of cookies and snacks. And pool pass sales have already equaled last years sales.

Tennis court
The tennis court is going to be resurfaced August 17 to 20. It will not be available for use those days. 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
August 2026

CARF
(Construction Approval Request Form)

House - 3
Height Variance - 3
Fence - 3

Complaints

Trees - 3
Broken fence - 2

Gary Brown
Planning Committee Liaison
Board Director

Policies & Procedures Report
August 2026

An update of the Policies & Procedures manual has been submitted to the board for review at this month's meeting. Once approved, it will be added to the website, and copies can be made upon request.

Roger Smith
PnP Committee Liaison