

BAYSHORE BEACH CLUB, INC. BOARD OF DIRECTORS MEETING
Saturday, September 19, 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 August, 2026

Motion to Approve Board of Director Meeting Minutes from August 15, 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**

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; **Report Submitted**

5. **Budget/Finance:** Mike Magee, Chair; Carolyn Gardner, Liaison; **No Report**

6. **Safety:** Dave Smith, Chair; Megan Hanselman, Liaison; **No Report**

7. **Communications:** No Chair; Kenn Apel, Liaison; **No Report**

D. Motion to include all reports for minutes

Old Business:

A. Pesticides

B. Review of Bayshore Financials

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=EIARW9iaidmflX4E8bZAP3v37xbAF.1>

Meeting ID: 857 3869 7641

Passcode: 793760

Bayshore Beach Club Financial Report – September 2026

Mike Tatro submitted his resignation from the Finance Committee because he didn't feel he had enough time to do the job. Mike Magee has agreed to be chair and Kathi O'Leary and I have been working to get him up to date with the current finances. He brings a great deal of financial background to the committee. He will be able to make an unbiased review of the books to see if the books comply with the general bookkeeping standards.

Carolyn Gardner
Treasurer

BAYSHORE BEACH CLUB, INC.

09/07/26

Balance Sheet

Accrual Basis

As of August 31, 2026

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
10000 · Checking - 1st Security Bank	
10000-a · Checking - 1st Security	5,923.25
Total 10000 · Checking - 1st Security Bank	5,923.25
10002 · Funds for Operations-Money Mkt	
10002mm · Mobimat Fund	2,920.00
10002n · Operating Funds - 6/30/27	123,264.25
Total 10002 · Funds for Operations-Money Mkt	126,184.25
10002b · Money Market CC Security	10,213.13
10020 · Petty Cash	
10020-a · General	50.00
10020-d · Pool	200.00
Total 10020 · Petty Cash	250.00
Total Checking/Savings	142,570.63
Accounts Receivable	
11000 · Accounts Receivable	35,415.86
Total Accounts Receivable	35,415.86
Other Current Assets	
Reserve Accounts	
10005 · CD 1st Security #1	146,513.52
10006 · CD 1st Security #2	137,123.52
10007 · Savings Account - 1st Security	26,558.83
Total Reserve Accounts	310,195.87
10003 · Long Term Reserve Accounts	
10009 · Oregon State Credit Union CD	203,339.98
10009a · OSU - savings	5.00
10009c · OSU High Yield Savings	1,050.28
Total 10003 · Long Term Reserve Accounts	204,395.26
12500 · Deposits in transit	4,096.28
14000 · Prepaid expenses	
14000-a · Insurance	33,177.98
Total 14000 · Prepaid expenses	33,177.98
Total Other Current Assets	551,865.39
Total Current Assets	729,851.88
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	1,044,999.88

BAYSHORE BEACH CLUB, INC.

09/07/26

Balance Sheet

Accrual Basis

As of August 31, 2026

	Aug 31, 26
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	32,549.61
Total Accounts Payable	32,549.61
Other Current Liabilities	
2110 · Direct Deposit Liabilities	1.77
21400 · Payroll taxes payable	
21400-a · Payroll-FUTA	67.40
21400-b · Payroll-FWH	298.00
21400-c · Payroll-MCARE	358.64
21400-d · Payroll-WBF assessment	-24.36
21400-e · Payroll-SUIOR	96.40
21400-f · Payroll-SWHOR	858.00
21400-g · Payroll-FICA	1,533.64
21400-h · Payroll-State Transit	-157.00
21400-i · Payroll-Paid Family Leave	58.52
21400-j · OR penalty	-33.95
21400 · Payroll taxes payable - Other	-103.26
Total 21400 · Payroll taxes payable	2,952.03
21410 · Wage Garnishments Payable	38.78
21500 · Deferred revenue	-293,449.40
22250 · Rental Deposits	120.00
Total Other Current Liabilities	-290,336.82
Total Current Liabilities	-257,787.21
Total Liabilities	-257,787.21
Equity	
31000 · General Fund Balance	1,127,428.10
31005 · Parks Reserve Fund	-17,150.00
Net Income	192,508.99
Total Equity	1,302,787.09
TOTAL LIABILITIES & EQUITY	1,044,999.88

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

	Jul - Aug 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	1,015.00	2,000.00
44000 · Donations/Miscellaneous Income		
44000-o · doggiepot station	10.00	
44000-q · Donations - other	120.00	
44000pi · Piano	188.00	
44000 · Donations/Miscellaneous Income - Other	558.00	
Total 44000 · Donations/Miscellaneous Income	876.00	
44500 · Height Variance Requests	200.00	200.00
45000 · Interest and late fees		
45000-a · Interest & late fees - dues	2,015.89	2,000.00
45000-c · Interest - savings & investment	3,219.05	15,000.00
Total 45000 · Interest and late fees	5,234.94	17,000.00
46000 · Lien Fee Reimbursement	0.00	600.00
46500 · Pool Income		
46500b · Pool Items Sold	172.85	250.00
46500p · Pool Pass	2,513.41	2,800.00
Total 46500 · Pool Income	2,686.26	3,050.00
47000 · Returned Check Charges	0.00	25.00
47500 · Transfer Fees	1,350.00	5,000.00
48600 · Budgeted from reserves	0.00	85,000.00
Total Income	304,826.60	407,475.00
Gross Profit	304,826.60	407,475.00
Expense		
50000 · Operating Personnel		
50005 · Office Administrator - wages	6,928.27	42,000.00
50020 · Facilities Manager- wages	8,443.75	40,000.00
50024 · Pool attendants - wages	9,979.10	23,000.00
50025 · Employees-p/r taxes	2,744.38	15,000.00
50030 · Employees-SAIF	0.00	700.00
50055 · Operating Personnel expenses		
50055-b · Facilities Manager- vehicle	48.75	400.00
50055-h · Office Manager - vehicle	37.50	200.00
Total 50055 · Operating Personnel expenses	86.25	600.00
Total 50000 · Operating Personnel	28,181.75	121,300.00
51000 · Administrative expense		
51005 · Accounting Fees	0.00	6,000.00
51020 · Bank Fees	30.00	25.00
51035 · Postage Machine Leasing	144.00	700.00
51040 · Insurance		
51040-a · Board Liability-D&O and tail	1,666.68	10,000.00
Total 51040 · Insurance	1,666.68	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	200.00	2,000.00
51065-c · Office Supplies	365.58	2,000.00

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

	Jul - Aug 26	Budget
51065-d · Computer costs	219.95	3,000.00
51065-e · Quickbooks payroll expense	98.00	800.00
Total 51065 · Office Supply Purchases	883.53	12,300.00
51080 · Telephones	90.00	
51081 · Internet expense	150.00	
51085 · UBIT - tax	0.00	300.00
Total 51000 · Administrative expense	2,964.21	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	4,383.18	26,500.00
Total 52020 · Insurance	4,383.18	32,800.00
52025 · Cleaning & Sanitation	220.10	1,000.00
52035 · Licenses & permits	10.00	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		
52055c · Pool Supplies Chemicals	905.56	
52055s · Pool Snacks	52.80	
52055 · Pool - Chemicals & supplies - Other	0.00	5,000.00
Total 52055 · Pool - Chemicals & supplies	958.36	5,000.00
52065 · Recreational equipment	0.00	1,300.00
52085 · Utilities		
52085-a · Clubhouse TV & Radio	384.08	3,500.00
52085-b · Electricity	865.53	5,500.00
52085-c · Propane - Clubhouse & Pool	6,459.84	26,000.00
52085-e · Trash	550.34	2,800.00
52085-f · Water	2,114.88	6,500.00
52085-h · Septic Services	0.00	800.00
Total 52085 · Utilities	10,374.67	45,100.00
Total 52000 · Site operating expense	15,946.31	90,800.00
52054 · Doggie Pot Station Supplies	141.96	1,000.00
53000 · Repairs & improvements		
53010 · Building Repairs/Service	808.50	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	94.56	1,000.00
53056 · Lawn & Ground Service	0.00	1,000.00
Total 53000 · Repairs & improvements	1,986.04	28,650.00
54000 · Committee expense		
54005 · Board of directors' expense	765.88	1,000.00
54009 · Communications Committee	0.00	250.00
54020 · Planning committee expense	0.00	800.00

10:39 AM

09/07/26

Accrual Basis

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

	Jul - Aug 26	Budget
54026 · Safety Committee	0.00	1,100.00
54030 · Social committee	163.15	4,000.00
54040 · Nominating Committee	0.00	1,000.00
Total 54000 · Committee expense	929.03	8,150.00
58000 · Contingency	0.00	33,650.00
61000 · Capital Outlay		
61061 · Carryover Projects	682.50	
61000 · Capital Outlay - Other	61,200.00	85,000.00
Total 61000 · Capital Outlay	61,882.50	85,000.00
Total Expense	112,031.80	407,475.00
Net Ordinary Income	192,794.80	0.00
Net Income	192,794.80	0.00

September 14, 2026

To: Bayshore Board of Directors

From: Kirk McClain, Facilities Manager

Subject: September 2026 Board Report

Garage/pool equipment room project has been awarded to Robertson Mitigation and Services LLC. Work is set to begin on the siding September 15th and on the roof on September 22nd.

Pool has closed for the season. I want to put a big THANKS out there to my staff...you all are awesome. We had no real breakdowns this season other than the vacuum pump for cleaning pool. Definitely the busiest summer since I have been here. We are trying to make the Bayshore pool a happy place. We sold lots of snacks and pool passes this year, as well as a few t-shirts and hats. I will have better numbers to present at the October board meeting.

The tennis court was resurfaced and repainted the first week of September. It looks great. I have already noticed the pickleball courts getting a lot of use. Pacific Ace LLC did a great job. They apologized for the delay in getting finished.

I am still looking for a pool table light for the recreation room at Bayshore Beach Club. Does anyone have one they are not using?

If you have comments, recommendations wishes or concerns.....please email kirkpmclain@gmail.com.

Planning Committee Report September 2026

CARF

(Construction Approval Request Form)

House 2
HV 2
Siding 1
Fence 2
Deck 2
Exterior Paint 3
Shed 1

Complaints

Trees 6
Unkept Yard 3
Unapproved Structure 2
Unkept Business 1
Overgrown Shrub 1
Fence 1
Boat 2

Gary Brown
Planning Committee Liaison
Board Director

Social Committee Report

September 19, 2026

1. First Friday Happy Hours will be held on October 2nd and November 6th. Members are encouraged to attend, have fun, and meet other members.
2. The committee needs multiple volunteers to help decorate the clubhouse for the holidays on November 29th starting at 11am. Please consider helping.
3. The annual Holiday party will be held on December 12th starting at 5pm. There is a limit of 80 guests. A reservation email will be sent later this Fall. The committee is looking into the possibility of having the dinner catered.