

BAYSHORE BEACH CLUB, INC. BOARD OF DIRECTORS MEETING
Saturday, October 17, 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 to Accept Financials for August 2026

Motion to Accept Financials for September 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 to be 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; **Verbal Report**

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

New Business:

A. Upcoming Artisan Events

B. What is Bayshore?

C. Increasing Member Participation

Motion for Executive Session (if needed)

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=ElIARW9iaidmflX4E8bZAP3v37xbAF.1>

Meeting ID: 857 3869 7641

Passcode: 793760

BAYSHORE BEACH CLUB, INC.

10/10/26

Balance Sheet

Accrual Basis

As of September 30, 2026

	Sep 30, 26
ASSETS	
Current Assets	
Checking/Savings	
10000 · Checking - 1st Security Bank	
10000-a · Checking - 1st Security	16,727.54
Total 10000 · Checking - 1st Security Bank	16,727.54
10002 · Funds for Operations-Money Mkt	
10002mm · Mobimat Fund	2,920.00
10002n · Operating Funds - 6/30/27	97,092.40
Total 10002 · Funds for Operations-Money Mkt	100,012.40
10002b · Money Market CC Security	10,218.57
10020 · Petty Cash	
10020-a · General	50.00
Total 10020 · Petty Cash	50.00
Total Checking/Savings	127,008.51
Accounts Receivable	
11000 · Accounts Receivable	30,872.85
Total Accounts Receivable	30,872.85
Other Current Assets	
Reserve Accounts	
10005 · CD 1st Security #1	146,928.38
10006 · CD 1st Security #2	137,522.71
10007 · Savings Account - 1st Security	26,583.35
Total Reserve Accounts	311,034.44
10003 · Long Term Reserve Accounts	
10009 · Oregon State Credit Union CD	203,898.93
10009a · OSU - savings	5.00
10009c · OSU High Yield Savings	1,054.33
Total 10003 · Long Term Reserve Accounts	204,958.26
12500 · Deposits in transit	400.00
14000 · Prepaid expenses	
14000-a · Insurance	33,177.98
Total 14000 · Prepaid expenses	33,177.98
Total Other Current Assets	549,570.68
Total Current Assets	707,452.04
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	1,022,600.04

BAYSHORE BEACH CLUB, INC.

10/10/26

Balance Sheet

Accrual Basis

As of September 30, 2026

	Sep 30, 26
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	33,557.97
Total Accounts Payable	33,557.97
Other Current Liabilities	
2110 · Direct Deposit Liabilities	1.77
21400 · Payroll taxes payable	
21400-a · Payroll-FUTA	89.66
21400-b · Payroll-FWH	270.00
21400-c · Payroll-MCARE	372.88
21400-d · Payroll-WBF assessment	-16.38
21400-e · Payroll-SUIOR	469.29
21400-f · Payroll-SWHOR	898.00
21400-g · Payroll-FICA	1,594.36
21400-h · Payroll-State Transit	-145.42
21400-i · Payroll-Paid Family Leave	113.42
21400-j · OR penalty	-33.95
21400 · Payroll taxes payable - Other	-103.26
Total 21400 · Payroll taxes payable	3,508.60
21410 · Wage Garnishments Payable	38.78
21500 · Deferred revenue	-293,449.40
22250 · Rental Deposits	120.00
Total Other Current Liabilities	-289,780.25
Total Current Liabilities	-256,222.28
Total Liabilities	-256,222.28
Equity	
31000 · General Fund Balance	1,127,428.10
Net Income	151,394.22
Total Equity	1,278,822.32
TOTAL LIABILITIES & EQUITY	1,022,600.04

9:07 AM

10/12/26

Accrual Basis

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

	Jul - Sep 26	Budget
Ordinary Income/Expense		
Income		
40027 · 2026-2027 Membership Dues	293,149.40	294,350.00
42000 · Boat & RV Permits	50.00	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	458.00	
Total 44000 · Donations/Miscellaneous Income	776.00	
44500 · Height Variance Requests	200.00	200.00
45000 · Interest and late fees		
45000-a · Interest & late fees - dues	2,191.52	2,000.00
45000-c · Interest - savings & investment	4,730.29	15,000.00
Total 45000 · Interest and late fees	6,921.81	17,000.00
46000 · Lien Fee Reimbursement	0.00	600.00
46500 · Pool Income		
46500b · Pool Items Sold	173.67	250.00
46500p · Pool Pass	2,585.81	2,800.00
Total 46500 · Pool Income	2,759.48	3,050.00
47000 · Returned Check Charges	0.00	25.00
47500 · Transfer Fees	1,800.00	5,000.00
48600 · Budgeted from reserves	0.00	85,000.00
Total Income	306,671.69	407,475.00
Gross Profit	306,671.69	407,475.00
Expense		
50000 · Operating Personnel		
50005 · Office Administrator - wages	11,151.41	42,000.00
50020 · Facilities Manager- wages	13,256.25	40,000.00
50024 · Pool attendants - wages	13,688.88	23,000.00
50025 · Employees-p/r taxes	4,237.32	15,000.00
50030 · Employees-SAIF	0.00	700.00
50055 · Operating Personnel expenses		
50055-b · Facilities Manager- vehicle	94.38	400.00
50055-h · Office Manager - vehicle	37.50	200.00
Total 50055 · Operating Personnel expenses	131.88	600.00
Total 50000 · Operating Personnel	42,465.74	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	592.50	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	424.00	2,000.00
51065-c · Office Supplies	365.58	2,000.00

9:07 AM

10/12/26

Accrual Basis

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

	Jul - Sep 26	Budget
51065-d · Computer costs	345.93	3,000.00
51065-e · Quickbooks payroll expense	147.00	800.00
Total 51065 · Office Supply Purchases	1,282.51	12,300.00
51085 · UBIT - tax	0.00	300.00
Total 51000 · Administrative expense	3,715.69	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	290.59	1,000.00
52035 · Licenses & permits	10.00	2,500.00
52050 · Playgrounds & Parks	17,150.00	200.00
52051 · Equipment Rental	0.00	200.00
52053 · Spring Clean-Up	0.00	2,500.00
52055 · Pool - Chemicals & supplies		
52055s · Pool Snacks	52.80	
52055 · Pool - Chemicals & supplies - Other	905.56	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	909.89	3,500.00
52085-b · Electricity	1,232.88	5,500.00
52085-c · Propane - Clubhouse & Pool	7,517.62	26,000.00
52085-e · Trash	757.39	2,800.00
52085-f · Water	2,561.83	6,500.00
52085-h · Septic Services	0.00	800.00
Total 52085 · Utilities	12,979.61	45,100.00
Total 52000 · Site operating expense	35,771.74	90,800.00
52054 · Doggie Pot Station Supplies	141.96	1,000.00
53000 · Repairs & improvements		
53010 · Building Repairs/Service	1,017.30	7,500.00
53014 · Equipment Repair/Service	1,170.04	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	357.58	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	3,273.46	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
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

9:07 AM

10/12/26

Accrual Basis

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

	Jul - Sep 26	Budget
58000 · Contingency	0.00	33,650.00
61000 · Capital Outlay		
61061 · Carryover Projects	682.50	
61000 · Capital Outlay - Other	68,248.35	85,000.00
Total 61000 · Capital Outlay	68,930.85	85,000.00
Total Expense	155,228.47	407,475.00
Net Ordinary Income	151,443.22	0.00
Net Income	151,443.22	0.00

October 16, 2026

To: Bayshore Board of Directors

From: Kirk McClain, Facilities Manager

Subject: October 2026 Board Report

Garage/pool equipment room project was awarded to Robertson Mitigation. The project is approximately 60 percent completed. There was a small amount of dry rot and termite damage discovered during demolition stage. Those problems have been remediated. Project should be finished by the end of October.

The new pool table light was installed last weekend. It looks great and really ties the room together. Providing additional lighting in the rec room as well and gives the room a modern touch. I would like to thank the following Bayshore members for volunteering and installing the pool table light. Rob Wert, Marty Ramirez and Anne Howell...Thank you for your incredible help. I am thinking of removing the ping pong table and installing some chairs and tables in the space for people to gather, meet, do puzzles, play games etc. Feedback please. IMO the ping pong table doesn't get a lot of use, takes up a lot of space and is disruptive in the space.

Rec room....What do members want? Feedback please.

We had another septic main line compaction/clog. Yachats plumber unclogged and showed me paper towels that were clogging line. PLEASE.....TOILET PAPER ONLY....I don't know what else to say. There is a bit of a connector/fitting problem with piping. Yachats plumber was able to show me with camera. Money has been set aside in 2026 budget to repair this plumbing problem and I hope Yachats plumber is able to get to project in the next month.

Planning Committee Report **October 2026**

CARF

House - 6
Height Variance - 3
Retaining Wall - 1
Roof - 1
Paint - 3
Boat - 3
Fence - 1

COMPLAINT

Trees - 6
Unapproved Structure - 1
Obstruction - 1
Shrubs - 2
Flags - 1
Nuisance - 1
Dog Barking - 1

In response to the working meeting in July, asking for ideas to increase the HOA budget, the planning committee has approved an increase that will affect the boat permits. We are suggesting an increase of \$25.00 a year, every year to keep a boat in your driveway. The previous fee was \$25.00 per boat forever...

Should the previous permits be grandfathered in? Or shall we go through the 250 or more boat permits and send out a notice of increase starting in June when dues are collected? We the planning committee propose an annual fee of \$25.00.

See attach photos that discuss boat fees.

Gary Brown
Planning Committee Liaison
Board Director

Bayshore Beach Club, Inc.

1512 N.W. Oceania Drive, Waldport, OR 97394

Phone: (541) 563-3040 Fax: (541) 563-6489

E-mail: office@bayshorebeach.com

Website: bayshorebeach.com

Application for Boat - Boat Trailer Permit

DECLARATION OF COVENANTS AND RESTRICTIONS

BAYSHORE DIVISION NO. 1 through 7

Article II, Subsection 10: Boats

1. Members may apply for a permit to keep one boat on a boat trailer within public view on their property.
2. The boat and trailer must be in good operating condition and currently licensed, if required.
3. The boat must be 20' or less in length and 8' or less in height (boat and trailer). A permit may be issued on a case by case basis if it can be stored in a location that does not cause a view obstruction from any other property.
4. If covered, a fitted cover must be used (no tarps are allowed).
5. Members who do not follow the permit guidelines may have their boat privileges rescinded.
6. All other boats and watercraft must be stored in an enclosed space or behind a view obstructing fence.
7. Boats without trailers or trailers without boats are prohibited as are boat building projects and major repair work.
8. Boats may not be stored on or in utility trailers.
9. Non-powered car toppers (small boats, canoes, kayaks, etc.) are permitted as long as they remain on the vehicle or are stored out of the public view. Boating gear (crab pots, boat parts, ice chests, etc.) must be stored in the boat or out of public view.

Submit the following request to the Bayshore Office or mail to the address above.

Date Applied:	Date PC Received:
Name:	\$25.00 fee upon approval of the permit
Property Address:	Email:
Mailing Address:	Phone:
Oregon Registration No.	Expiration Date:
Intended location of parked boat/trailer:	

Planning Committee Use

Date Processed:	Permit Number:
PC Chairman Signature:	Permit Approved: YES - NO
Contacted Owner on:	Email - Phone - Mail

Payment Received.

Date Payment Received	Form of payment: Check / Cash
-----------------------	-------------------------------

C&R's

1. Nuisances. No noxious or offensive activity shall be carried on upon any of the said property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
2. Habitation of Temporary Structures. No structure of a temporary character, basement, tent, shack, garage, or any other outbuilding shall be used on any lot at any time as a permanent or seasonal residence or dwelling, except under a temporary written permit which may be granted, upon specific time limitations of such use, in the discretion of the Planning Committee.
3. Boat and Trailer Storage. No boat, boat trailer, travel trailer, camp trailer, house trailer, or any similar property shall be stored on any of said property without prior written approval of the Planning Committee.
4. Laundry. All drying of wash must be done in an area provided for the purpose by the Planning Committee, except that a folding drying rack not more than four feet in height may be placed at the rear of any lot, and shall be stored when not in use.
5. Radio and Television Antennae. No television or radio antennae or towers may be erected or maintained anywhere upon said property without prior written consent of the Planning Committee.
6. Livestock. No animals, livestock or poultry of any kind shall be raised, bred or kept on any of said property, except that dogs, cats and other household pets may be kept provided they are not kept, bred or maintained for any commercial purpose.
7. Refuse. No lot shall be used or maintained as a dumping ground for rubbish, refuse or garbage. Garbage or other waste shall not be kept excepting in sanitary containers. All incinerators or other equipment for the disposal or storage of such matter shall be kept in a clean and sanitary condition, and all incinerators shall be approved before installation or use by the Planning Committee.
8. Sewerage Systems. No individual sewage disposal system shall be permitted on any lot or upon any of the said property unless the system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Lincoln County Public Health Authorities. Approval of such system as installed shall be obtained from such Authorities and the Planning Committee. All septic tank drainfields shall have a minimum capacity of 750 gallons. Pipe shall be placed in trenches having a minimum width of 24 inches.

Houses, outbuildings, and fences must be regularly painted and repaired to maintain a pleasing visual appearance.

Firewood must be neatly stacked. Firewood may be covered by a neutral colored tarp that is in good condition and tightly anchored.

Pets and Animal Control

Dogs, cats and other household pets, in reasonable numbers are allowed as long as they are not kept, bred or maintained for any commercial purpose and not to pose a health hazard, risk of harm to others, or nuisance. Pets are to be controlled at all times, and excrement must be immediately removed from roads and right-of-ways. Excessive barking is prohibited. Presence of rodents requires strict control measures. Conditions that attract wildlife (cougars, raccoons, bears) or unpleasant insects (mosquitoes) are prohibited; such conditions include outside storage of pet food, improper storage of garbage, excessive undergrowth, and standing water.

C & R Article II, Subsection 9:

Temporary Living: Written approval by the Planning Committee must be issued for self-contained travel trailers, RV's or similar vehicles for habitation use during construction, with specific time limitations for each use. Sheds, outbuildings, etc. may not be used for habitation. Tents may not be used for habitation.

C & R Article II, Subsection 10:

Vehicles:

General

1. No vehicles are to be stored in the right-of-way or where they restrict the neighbors view.
2. Inoperable vehicles, severely damaged or without current license are prohibited on any property.

Boats

1. Members may apply for a permit to keep one boat on a boat trailer within public view on their property.
2. The boat and trailer must be in good operating condition and currently licensed, if required.
3. The boat must be 20' or less in length and 8' or less in height (boat and trailer). A permit may be issued on a case by case basis if it can be stored in a location that does not cause a view obstruction from any other property.
4. If covered, a fitted cover must be used (no tarps are allowed).
5. Members who do not follow the permit guidelines may have their boat privileges rescinded.
6. All other boats and watercraft must be stored in an enclosed space or behind a view obstructing fence.
7. Boats without trailers or trailers without boats are prohibited as are boat building projects and major repair work.
8. Boats may not be stored on or in utility trailers.

9. Non-powered car toppers (small boats, canoes, kayaks, etc.) are permitted as long as they remain on the vehicle or are stored out of the public view. Boating gear (crab pots, boat parts, ice chests, etc.) must be stored in the boat or out of public view.

Recreational Vehicles

1. Recreation Vehicles (RV) parked overnight where visible is prohibited except as noted in No. 2 below. "Recreational Vehicles" include motor homes, fifth wheels, travel trailers, ATVs, campers, and/or similar type of property. Pickup trucks with bed-mounted canopies are permitted, as are camping vans that are the same approximate size as passenger vans.
2. Members may apply for a permit to keep the RV on their property while preparing for or returning from a trip for the express purpose of cleaning, loading, and unloading. The RV may only be present while these activities are taking place with a maximum limit of five days. If the RV has been on the premises for the maximum of five days, there must be a minimum of 48 hours between the time of departure and return. The RV may not be occupied overnight. Members who do not follow the permit guidelines may have their privileges rescinded.
3. Members who plan to actively participate in the construction of a new home may apply for Planning Committee approval to inhabit a RV parked on the member's lot for a limited time period not to exceed six months during construction.

Trailers

1. All trailers including, but not limited to, utility trailers, cargo trailers, horse trailers, may not be stored in view on property unless in use.
2. Temporary use requires dates of use in writing and prior written approval from the Planning Committee.

Commercial Vehicles

1. Commercial vehicles include any vehicle larger than an SUV or van, which include large trucks, delivery trucks, equipment trailers, excavating equipment, horse trailers, or other commercial or any large equipment. Vehicles must have a company name with phone number displayed or have commercial plates.
2. Commercial vehicles are not permitted to be parked or stored on properties or right-of-ways unless they are temporarily in use.
3. Sand removal equipment may be present only during active sand removal.

C & R Article II, Subsection 11:

Laundry: Folding drying racks not over four (4) feet tall will be permitted in the yard and will be stored inside when not in use. No permanent laundry lines allowed.

C & R Article II, Subsection 12:

Antennae: Antennae are not permitted other than a dish type antenna less than 39" in diameter. Written permission for a C.B. and/or ham radio, TV antennae will be at the discretion of the Planning Committee.