

**PRESIDENT'S ANNUAL REPORT
OCTOBER 2019**

Dear Bayshore Ski and Racquet Club Homeowners,

During the past year our team, consisting of the Board of Directors, Wheeler Steffen Management Association, and Mindy Vermilion worked very hard to monitor and improve the value of your homeownership investment at Bayshore.

Over the past year, we performed extensive tree trimming throughout the property, and our HOA maintenance staff made wood repairs and painted in the areas most needed. We replaced four skylight caps, and completed the seamless metal rain gutters throughout the project finishing with buildings 749, 773, 781 793, 799. We installed new roofs on buildings 669 and 675, and repaired the roofs of buildings 711 and 749. In 2020, we plan to replace the roofs of buildings 699, 755 and 767. We re-plastered the south spa and purchased a new south spa heater. I am personally excited about replacing the 40-year old parking lot over the summer at a cost of over \$100,000 without a special assessment to the homeowners.

More of the deteriorating back decks needing repairs and painting were completed by the homeowners. This makes a significant impact to the overall appearance to the property. Painting of the buildings is an ongoing project and we plan to paint those areas needing the most attention. Your Board thanks you for your cooperation. We do not plan any significant landscape projects in 2020, but you can get a copy of the master landscaping plan from Mindy and if you want to help improve the property, please submit a request for architectural approval before replacing or adding any landscape ground cover, bushes or trees.

2019 was a year of costly maintenance and our reserve account took a large balance reduction. It is important to start building up that account for continued and unexpected repairs. Therefore, the Board of Directors voted to increase your monthly dues by \$30.00 to \$495.00 effective January 1, 2020. All of this increase will go towards reserves. We will be increasing our reserve account by \$212.89 per unit per month to replace items that reach the end of their useful life. This will assure that Bayshore remains one of the premium condominium projects in the Big Bear Valley.

The Board hopes to see you at the Bayshore Annual Meeting on Saturday, January 18, 2020 at 9:00am at the offices of Wheeler Steffen Property Management at 596 Pine Knot Avenue, Big Bear Lake. We have two Director positions open for two-year commitments. If you are interested in serving, contact Mindy at (818) 489-4511 or email her at bayshoreskihoa@gmail.com. Please look for your ballot from Wheeler Steffen in the mail and return it to them promptly. It is important that we have a quorum of homeowners to hold an election. Returning your ballot promptly to them at P.O. Box 1586, Big Bear Lake, CA 92315 saves us from calling you to obtain your important vote.

In closing, on behalf of the Board of Directors and your management teams, I would like to extend to you a safe and enjoyable autumn season in the mountains, and a wonderful holiday season with your family.

Ron Zurek, President
Bayshore Ski and Racquet Club HOA, Inc.
Big Bear Lake, California