

BAYSHORE SKI & RACQUET CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-ANNUAL MEETING
January 20, 2018

DIRECTORS PRESENT: Ron Zurek (President), Lisa Conticelli (Vice-President) and Joe Inzalaco (Vice-President) **Please note that Director Joe Inzalaco called in via telephone conference due to winter weather road conditions.

DIRECTORS ABSENT: Gary Marquez (Vice-President) and Shelley Silver (Vice-President).

HOMEOWNERS PRESENT: Keith & Linda Downs, Richard & Shelly Daskam.

GUESTS PRESENT: Dan Saldana, Inspector of Elections and Representative from Haven Management, LLC. **Please note that Dan Saldana called in via telephone conference due to winter weather road conditions.

PROPERTY MANAGERS: Mindy & Kevin Vermilion, Address: PO Box 1217, Big Bear Lake, CA 92315, Phone (909) 866-1524, Fax (909) 866-4074, E-MAIL: bayshoreskihoa@gmail.com.

I. CALL TO ORDER: Ron Zurek called the Annual Meeting of the Bayshore Ski & Racquet Club Homeowners Association to order at 9:11 a.m., Saturday January 20, 2018.

II. APPROVAL OF THE MINUTES OF THE JANUARY 21, 2017 ANNUAL HOA MEETING: Motion to approve the minutes as submitted made by Joe Inzalaco, second by Ron Zurek. Vote: 2-0-1; approved; Shelley Silver is not present for the annual meeting, therefore abstains.

III. WELCOME AND INTRODUCTIONS: All in attendance were self-introduced and welcomed.

IV. CERTIFICATION OF QUORUM BY ELECTION INSPECTORS: Dan Saldana of Haven Management, LLC certified that the Quorum has been met. 34 ballots have been received. The outer envelopes will be opened first, the inner envelopes will be opened second, and the ballots will be counted third.

V. ELECTION OF MEMBERS TO THE BOARD OF DIRECTORS: A. Presentation and Introductions of Identified Board Candidates: Ron Zurek is present at the meeting. Shelley Silver and Carole Hurst are not present for the meeting. Cheryl Gaines withdrew her nomination on January 10, 2018. Any votes cast for Cheryl Gaines will be considered invalid. B. Nominations of Candidate(s) from the Floor (Candidate Must Be Present): None. C. Candidate Introductions and Statements: No statements given.

VI. CLOSING THE BALLOT REGISTRATION: All remaining ballots must be tendered to the Election Committee.

VII. THE INSPECTOR OF ELECTIONS OPEN THE SEALED BALLOTS AND TABULATE THE VOTES: Dan Saldana now opens and tabulates the ballots.

VIII. REPORTS:

A. Status of the Complex-President's Report (Ron Zurek): Letter from Ron Zurek to the community sent in the Fall 2017 community mailing; see attached. Website statistics also provided by Ron Zurek; see attached. B. Financial Report/Year End Financials (Ron Zurek): Report submitted and read by Ron Zurek; see attached.

C. Landscape Report (Shelley Silver): Report submitted and read by Mindy Vermilion; see attached.

D. Architectural Report (Lisa Conticelli): Report submitted and read by Lisa Conticelli; see attached.

E. Director's Comments-Gary Marquez: Gary Marquez not present at the meeting; short communication sent via email, read aloud by Mindy Vermilion; see attached.

F. Director's Report/Comments-Joe Inzalaco: Verbal report given: We need to remember these buildings are not new. We need to keep an eye on what needs to be done but spend wisely. It is cheaper to do maintenance than build new. Everybody know Bayshore to be a premier property and we need to responsibly do our best to keep it that way.

G. Manager's Outlook/Comments for 2018: Report submitted and read by Mindy Vermilion; see attached.

IX. ANNOUNCEMENT OF ELECTION RESULTS: Dan Saldana states that there were not any write-ins on the ballots. Ron Zurek received 21 votes, Carole Hurst received 21 votes and Shelley Silver received 17 votes. Ron Zurek and Carole Hurst will serve a two-year term 2018-2020.

X. OPEN DISCUSSION/QUESTION AND ANSWER PERIOD WITH HOMEOWNERS:

A. Keith Downs: The area near the north trash enclosure ices up and drainage is an issue that should be addressed during the parking lot remodel.

B. Ron Zurek: A big thanks to Shelley Silver for her many years of service on the Board and diligence to all property issues. We will look forward to seeing her as a Homeowner at the HOA meetings.

C. Lisa Conticelli: Congratulations and welcome to the Board Carole Hurst.

XI. MOTION FOR ADJOURNMENT OF THE ANNUAL HOMEOWNERS MEETING FOR JANUARY 20, 2018: Motion to adjourn the Annual meeting at 9:50 a.m. made by Joe Inzalaco, second by Lisa Conticelli. Vote: 3-0, approved.

Respectfully submitted by:

/s/

Mindy Vermilion, Recording Secretary