

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
ANNUAL MEETING
January 26, 2019**

DIRECTORS PRESENT: Ron Zurek (President), Lisa Conticelli (Vice-President), Carole Hurst (Treasurer and Vice-President) and Joe Inzalaco (Vice-President)

DIRECTORS ABSENT: Gary Marquez (Vice-President)

HOMEOWNERS PRESENT: Keith Downs

GUESTS PRESENT: Katheryn Jones, Inspector of Elections

PROPERTY MANAGER: Mindy Vermilion, Address: PO Box 1217, Big Bear Lake, CA 92315, Phone: (818) 489-4511, 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 9:25 a.m., Saturday January 26, 2019.
- II. **APPROVAL OF THE MINUTES OF THE JANUARY 20, 2018 ANNUAL HOA MEETING:** Motion to approve the minutes as submitted made by Joe Inzalaco, second by Lisa Conticelli. Vote: 3-0-1, Carole Hurst abstains as she was not a member of the Board of Directors at that time.
- 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 via email to Ron Zurek and Mindy Vermilion; 33 ballots have been received. The ballots were opened and tallied at the offices of Haven Management, LLC on Friday January 25, 2019. No additional ballots have been received on the day of the election.
- V. **ELECTION OF MEMBERS TO THE BOARD OF DIRECTORS:**
 - A. Presentation and Introductions of Identified Board Candidates: Lisa Conticelli, Joe Inzalaco and Keith Downs are present for the election. Solomiya Pyatkovska was not able to attend due to work conflicts.
 - 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 tabulated the votes and emailed the results to Ron Zurek and Mindy Vermilion. Inspector of Elections Kathryn Jones will announce the results.

VIII. REPORTS:

- A. Status of the Complex-President's Report (Ron Zurek): Letter from Ron Zurek to the community sent in the Fall 2018 community mailing; see attached. Verbal summary of accomplishments given by Ron Zurek.
- B. Financial Report/Year End Financials (Carole Hurst): Report submitted and read by Carole Hurst; see attached. Recommendations made for 2019 and discussion held.
- C. Landscape Report (Carole Hurst): Verbal report given by Carole Hurst: Good progress was made this year with improvements made in front of buildings 749, 711 and 693. Also, several new trees were planted throughout the community. The maintenance contract with Stalcup was secured for ongoing weekly maintenance. Any future improvements will depend on the budget and prioritizing with other capital improvement projects.
- D. Architectural Report (Lisa Conticelli): Verbal report given by Lisa Conticelli: All violations were satisfied this year. Thank you to all Homeowners for your compliance! It makes a big impact on the visual appearance of the complex.
- E. Director's Comments-Gary Marquez: Gary Marquez not present at the meeting, no report given.
- F. Director's Report/Comments-Joe Inzalaco: Verbal report given by Joe Inzalaco: 2018 was a difficult year and the Board had some challenges agreeing on expenses but made it work. Costs are going up everywhere. We are very careful how money is spent and will continue to do so. Revenue shrinks as costs increase. I believe we are doing a great job as a Board.
- G. Director's Comments-Keith Downs: The existing Board has done a great job. Some areas of focus for me are paving-I have experience with contracts in my profession in the County of Riverside Planning Department. I would also like to look at the possibility of solar energy for the pool areas and common area lighting.
- H. Manager's Outlook/Comments for 2019: Report submitted and read by Mindy Vermilion; see attached.

IX. ANNOUNCEMENT OF ELECTION RESULTS: Kathryn Jones announces the results of the election: Lisa Conticelli received 26 votes, Joe Inzalaco received 19 votes, Solomiya Pyatkovska received 16 votes, and Keith Downs received 32 votes. Lisa Conticelli, Joe Inzalaco and Keith Downs will serve a two-year term 2019-2021.

X. OPEN DISCUSSION/QUESTION AND ANSWER PERIOD WITH HOMEOWNERS: No Homeowners present at the meeting.

XI. MOTION FOR ADJOURNMENT OF THE ANNUAL HOMEOWNERS MEETING FOR JANUARY 26, 2019: Motion to adjourn the Annual meeting at 10:27 a.m. made by Carole Hurst, second by Joe Inzalaco. Vote: 5-0, approved.

Respectfully submitted by

Mindy Vermilion, Recording Secretary

PLEASE REFER TO BULLETIN BOARD LOCATED ON THE NORTH WALL OF THE TRASH BUILDING IN THE MIDDLE OF THE COMPLEX FOR NOTICES OF MEETINGS AND AGENDAS.

ALSO, WE WISH TO ADVISE EVERYONE OF OUR WEB SITE CONTAINING INFORMATION ABOUT BAYSHORE HOA, COPIES OF OUR AGENDA, MINUTES AND NOTICES www.bayshorehoa.org.