

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
October 17, 2020**

DIRECTORS PRESENT: Ron Zurek (President), Keith Downs (Vice-President/Secretary), Shelley Silver (Vice-President/Director at Large) and Steve Bandich (Vice-President/Director at Large)

DIRECTORS ABSENT: Solomiya Pyatkovska (Vice-President/Treasurer)

HOMEOWNERS PRESENT: Cheryl Gaines, Lynn Ginesi, Bill and Lauri Kay

PROPERTY MANAGER: Mindy Vermilion, Email: bayshoreskihoa@gmail.com, Tel: (818) 489-4511, Fax: (909) 866-4074, Mailing address: PO Box 1224, Big Bear Lake, CA 92315.

- I. **Call to Order:** Ron Zurek called the open session meeting of the Bayshore Ski & Racquet Club Homeowners Association to order at 10:06 a.m., Saturday October 17, 2020 via Zoom video / telephone conference call.
- II. **Welcome and Introductions:** All in attendance were self-introduced and welcomed.
- III. **Approval of Minutes of the September 19, 2020 Meeting:** Motion to approve the minutes as presented made by Keith Downs, second by Steve Bandich. Vote: 3-0-1, approved. Shelley Silver abstains as she was not present for the meeting.
- IV. **Manager’s Report:** Report submitted and read by Mindy Vermilion. Copy of the Manager’s Report is available to all Homeowners by request. Please contact Mindy Vermilion for a copy. Highlights of the Manager’s Report are:

4/28/18	Roof rafters-All lower rafter beams are complete. Upper story rafter beams are currently being addressed.	
	6/23/18: Other higher priority projects are underway. Rafters will be addressed again as time allows.	
	10/19/19: Due to other higher priority projects this year, roof rafter beams will be deferred to 2020.	
	1/18/2020: Due to Worker’s Compensation limits, lack of safety equipment and limited maintenance staff, this project is on hold indefinitely. Mindy Vermilion to bring a bid from a licensed contractor for Board consideration.	
	6/20/20: Bid from John Pfeiffer, licensed general contractor to be discussed later in the meeting.	
	7/18: Projects scheduled to begin the week of August 3 rd . Homeowners will be notified.	
	8/15: Projects scheduled to begin approx. the week of August 31 st	
	9/19: Projects underway	
	10/17: Projects 90% complete, to be finalized the week of 10/19	Underway
7/20/19	Paint bids: Mindy Vermilion to bring bids from painting contractors to the August meeting for discussion.	
	8/17: Three paint bids provided for Board review and discussion in the Executive Session.	
	9/28: Painting deferred to 2020 due to budget constraints	
	6/20/20: Paint bids to be discussed later in the meeting.	
	7/18: Painting project scheduled to begin the week of August 3 rd . Homeowners will be notified.	
	8/15: Project underway; Homeowners notified	
	10/17: Painting project complete as of 9/22	Complete
4/18/2020	Pools/Spas CLOSED – Reopening and startup for the summer season pending approval by the San Bernardino County Health Department due to COVID-19.	

	5/16: Per discussion with the Board, the pools/spas/tennis courts will remain CLOSED pending approval and guidelines to open by the San Bernardino County Health Department.	
	6/20: Reopening guidelines and plan to reopen to be discussed later in the meeting.	
	7/18: COVID-19 Pool rules, disinfection schedule and modified hours of operation approved by the Board in an emergency executive session on 6/27/20. Guidelines and rules posted at both pool locations.	
	8/15: Pools remain open – Approximate shut down date end of September to mid – October, weather permitting.	
	9/19: Pools will remain open through October 18 th . Permission to keep a spa open through the winter season is pending approval by the Public Health Officer.	
	10/17: Pools and south spa will be winterized the week of 10/19. Permission to keep the north spa open through the winter season is pending approval by the Public Health Officer.	Pending

V. **Landscaping Report:** Verbal report given; also see Manager’s Report.

(A.)_Large Dead Pine Tree: Tree and debris removed by Bear Valley Tree Care on 9/23.

(B.) Bark Beetles Spray Treatment: Original spray date pending rescheduling due to equipment failure. Nativescapes to advise of new spray date, Homeowners will be notified.

VI. **Architectural & Property Report:**

(A.) Requests:

(1.) 781-A Window Request: Homeowner requesting to replace the downstairs bedroom window, with installation by Bear City Glass. ARC paperwork reviewed and discussed by the Board. Motion to approve request as presented made by Shelley Silver, second by Steve Bandich. Vote: 4-0, approved.

(B.) Violations / Notices:

(1.) Small list of notices sent to Homeowners for back deck repairs and paint. Due date for compliance – August 31st. At the time of the meeting four of five deck notices have been satisfied, one has an extension through October 31, 2020.

VII. **Treasurer’s Report:** Report submitted by Solomiya Pyatkovska, read by Mindy Vermilion.

Discussion held; Report on file with Manager Mindy Vermilion and available to Homeowners upon request.

VIII. **Old Business:**

(A.) Projects and Expenses 2020: Budgets for Reserve and Operating projects updated and provided for Board review. Most of the operating projects have come in under budget so far. Expenditures will continue to be closely reviewed and the budgets will be updated.

1. – Painting: Project complete as of 9/22; Small list of correction items scheduled to be addressed by Above & Beyond Painting on 10/21.

2. – Roofs: Building 767 began 10/6; Homeowners have been notified. Due to significant wood rot this project is currently on hold. Inspection and repair(s) report by engineer Gary Hostetler approved by Building Official Steve Raney on 10/15. Repair bids to be presented to the Board for approval once received, emergency Board meeting will be scheduled to address ASAP. Interior repairs will be addressed after the exterior structure repairs have been completed, notification and coordination with Homeowners will be arranged. Building 699 & 773 (partial) pending available funds and allowable weather.

3. – Woodpecker and Roof Rafter Beam Repairs: Project 90% complete, remaining to be completed 10/19-10/20.

IX. New Business:

(A.) Contracts & Proposals:

1. – Fidelity Bond Insurance Policy, CID Insurance Programs: Motion to approve the fidelity bond policy in the amount of \$329.00/year made by Keith Downs, second by Shelley Silver. Vote: 4-0, approved.

(B.) Reserve Report – Financial Update from SCT Reserve Consultants: Report reviewed and discussed by the Board. Further discussion to be held once the roof repair bids for building 767 have been received. Reserve report disclosures to be provided to the community no less than 30 days before the end of the year.

(C.) Annual Letter from the HOA President: Letter to the community written by HOA President Ron Zurek review by the Board. Letter to be distributed to the community with the annual mailing.

X. Emergency Items Not on the Agenda:

XI. Homeowner’s Presentations and Comments: *(Agenda Policy SB 528 - Open Meeting Act - The Board is no longer able to discuss or take action on any item that is not on the scheduled Agenda. The Board requests that any owner that would like a matter placed on the Agenda for review that you provide your request in writing to the management company at least ten (10) days prior to the meeting.)*

(A.) Lynn Ginesi: Would like all Homeowners and guests to be aware that coyotes are on the property and approach humans, especially those with dogs. Also, requesting the willows behind building 737 next to the spruce tree be thinned.

(B.) Bill and Lauri Kay: Request adding lights in the north parking lot area behind 681-A as it is very dark.

XII. Property and Association Issues Not On Agenda (In Executive Session Book):

(A.) **Correspondence:** None

(B.) **Legislation:** None

XIII. Next Meeting of Board of Directors: 10:00 a.m., December 12, 2020. Location: Due to COVID-19 restrictions, monthly HOA meetings will be held via video / telephone conference call. Homeowners will be notified of instructions to join the monthly meetings. **Homeowners are encouraged to attend.**

For the most up-to-date meeting and Association information, please refer to the community bulletin board (located next to the center trash enclosure) or the Association website: www.bayshorehoa.org

XIV. Motion to Adjourn: Motion to adjourn the Open Session at 11:06 a.m. made by Shelley Silver, second by Keith Downs. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Keith Downs, Association Secretary