

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
October 24, 2021**

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

DIRECTORS ABSENT: Steve Bandich (Vice-President/Director at Large)

HOMEOWNERS PRESENT: John and Ellen Kosmatka

PROPERTY MANAGER: Mindy Vermilion, Email: manager@bayshorehoa.org , 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 10:10 a.m., Sunday October 24, 2021, 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 25, 2021 Meeting:** Motion to approve the minutes, as submitted made by Shelley Silver, second by Keith Downs. Vote: 4-0, approved.
- 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:

7/17/21	Front porch painting project has begun. Building 773 is complete, Building 799 is underway, Building 767 will be completed after the roofing project is complete. Smaller front porch step painting project is underway.	
	10/24: All front porch painting is complete for the season. 10 porches and steps received painting this year.	Complete
7/17/21	Inspection Notices from CA Fair Plan are due no later than January 9, 2022. Tree work bid will be provided for approval at the August meeting.	
	8/14: Agenda item for further discussion and update	Pending
9/25/21	The pools and spas will remain open through October 17 th . The north spa will remain open for use through the winter/spring season.	
	10/24: The north pool and south pool and spa are winterized for the season. The north spa will remain open for owners and guests to use through winter and spring.	Complete

- V. **Landscaping Report:** Report submitted and read by Keith Downs:
As mentioned before, we moved a sample of the sprinklers along Cienega in, to better water the inside the fence turf. And that did improve the turf. The water was turned off over the total project On October 20th. The turf rebate program could give us a rebate of \$800, but they may want another product placed on the existing grass (Gravel, bark, etc.) Over the winter we do not expect to do anything. I visited a nursery in Rimforest and discussed which plants they have or can obtain, and they were very helpful.

- VI. **Architectural & Property Report:**
(A.) Requests: None

(B.) Violations / Notices: All notices have been satisfied for the year. Thank you to all for your compliance and help with the upkeep of Bayshore property!

VII. **Treasurer's Report:** Report submitted and read by Solomiya Pyatkovska. Report available to Homeowners for review – please contact Mindy Vermilion for a copy.

VIII. **Old Business:**

(A.) Roof Project – Update: Structural repairs to Building 723 have been completed on the exterior as of Friday 10/22. Clean up inside the units is expected to be complete the first part of next week. The roofer arrived right behind the structural crew to paper the roof to ensure water tightness and protect the integrity of the interior of the units with forecasted rain on Monday. Roofer will return after his current project is finished to complete the roofing portion of this project. Homeowners of these units have been regularly updated and will continue to be through completion.

(B.) 2022 Budget:

1. – 2022 DRAFT Revised Budget for review, discussion, approval: Discussion held, Budget Committee recommendations reviewed. Motion to approve budget as presented made by Solomiya Pyatkovska, second by Shelley Silver. Vote: 4-0, approved.

2. – 2022 DRAFT Revised Reserve Report for review, discussion, approval: Report reviewed and discussed. Motion to approve subject to revised wording on page five made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, approved.

IX. **New Business:**

(A.) Contracts & Proposals:

1. – Mile High Equipment – Snow Removal Contract 2021-2022 Season: Contract reviewed and discussed. Motion to approve contract as presented made by Shelley Silver, second by Keith Downs. Vote: 4-0, approved.

(B.) Reserve Loan to Operating – Transfer of Funds from Operating to Reserve to Re-Pay Loan:

Discussion held, balance sheet reviewed. Motion to approve transfer in the amount of \$9,663.00 from Operating to Reserve immediately and second payment in the amount of \$9,663.75 to be made in November made by Keith Downs, second by Shelley Silver. Vote: 4-0, approved.

(C.) State Farm Insurance Quote for review, discussion, approval: Quote reviewed and discussed. Motion to approve quote as presented made by Keith Downs, second by Shelley Silver. Vote: 4-0, approved. Mindy Vermilion to follow up with State Farm agent for final approval and binding, as well as cancellation of California Fair Plan policies. Further update in December.

(D.) 2022 Board of Directors Election Timeline: Timeline for nomination, procedures and ballot mailings reviewed and discussed. Annual meeting and election to be held March 19, 2021. Meeting location to be assessed and determined pending Covid-19 restrictions.

(E.) President's Annual Letter to Community: Letter from President Ron Zurek reviewed. Letter will be mailed with the annual disclosures mailing in November.

X. **Emergency Items Not on the Agenda:** None

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.)*

John Kosmatka:

1. – Alternate quotes for snow removal should be obtained to keep the price competitive.
2. – Regarding the roofs, you'll need to do two roofs per year, no matter what the condition of the roofs are, even if that means finding additional funding to finance the project each year. The probability for wood rot and structural damages increases with each passing year. Is it possible to inspect the condition of the roofs from the inside to assess water and rot damages? Some Homeowners may be willing to allow this to be done.

Ellen Kosmatka: It was a very well run and organized Budget Committee. A lot of great ideas were expressed and explored; it was great working together with the other members of the Budget Committee this year.

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

(A.) Correspondence: None

(B.) Legislation: None

XIII. Next Meeting of the Board of Directors: 10:00 a.m., Saturday, December 11, 2021

Location: Due to COVID-19, monthly HOA meetings are being held via Zoom video / telephone conference call. Homeowners will be notified of instructions to join the monthly meetings.

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 11:40 a.m. made by Keith Downs, second by Solomiya Pyatkovska. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Keith Downs, Association Secretary