

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
October 8, 2022**

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

DIRECTORS ABSENT: None

HOMEOWNERS PRESENT: John Kosmatka, Bill Kay

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 9:05 a.m., Saturday October 8, 2022, via Zoom video / telephone conference call.
- II. **Welcome and Introductions:** All in attendance were self-introduced and welcomed.
- III. **Approval of Minutes of the August 13, 2022 Meeting:** Motion to approve the minutes, as submitted made by Keith Downs, second by Ellen Kosmatka. Vote: 5-0, approved.
- IV. **Reports:**
 - A. **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.
 - B. **Landscaping Report:** Report submitted and read by Keith Downs. Copy of the Landscape Report is available to all Homeowners by request. Please contact Mindy Vermilion for a copy.
 - C. **Architectural & Property Report:**
 - (1.) **Violations / Notices:** All notices have been satisfied for the year. Thank you Homeowners for your compliance!
 - (2.) **Requests:** None
 - D. **Treasurer's Report:** Report submitted and review given by Ellen Kosmatka. Report is available to all Homeowners by request. Please contact Mindy Vermilion for a copy.

** Please note: Keith Downs leaves the meeting at this point due to another commitment. **

- V. **Old Business:**
 - A. **Roofs Project – Update:** Building 711 structural repairs are complete as of 9/21. Homeowners have been notified it is safe to occupy the units. Beckett Roofing is currently underway completing the remainder of the roofing project, Homeowners have been kept updated and notified throughout.
 - B. **Parking Lot Slurry Project:** Completed 9/14.
 - C. **Painting Project:** Building 693 is underway, Homeowners were notified in advance. Building 681 start date is approximately 10/13, Homeowners have been notified.
- VI. **New Business:**
 - A. **Budget Committee – Draft 2023 Budget for Review, Discussion and Approval:** Long discussion held with each line item reviewed & discussed. Reserve funding and recommendations from SCT Consultants taken under advisement regarding the current underfunding of the reserve account and current projects needing funding. Some operating line items were adjusted, and

further funding allocated to the reserve fund. Motion made to approve the revised budget, with an increase to the monthly assessments of \$50/unit/month. Motion to approve the budget with the new monthly rate to be \$595.00/unit/month made by Ellen Kosmatka, second by Shelley Silver. Vote: 2-2, tied. At this time Director Keith Downs is called on the telephone for a tie breaker vote. Motion stands as made – Vote: 3-2, approved.

B. 2023 Board of Directors Election Timeline: Timeline provided for Board review. Three seats will be available at the next election, scheduled for March 18, 2023. Nomination forms and election procedures will be mailed to the community no later than November 1st.

C. Contracts and Proposals:

1. – Beckett Roofing:

- Annual Roof Inspection and Maintenance: Motion to approve the contract as submitted for a total cost of \$1,000.00 for inspection and maintenance to 15 buildings made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, approved.
- 773-C Roof Leak Repair: Motion to approve the contract as submitted with a total cost of \$2,000.00 to repair leak made by Shelley Silver, second by Ellen Kosmatka. Vote: 4-0, approved.

2. – Stalcup Landscape:

- 2023 Landscape Maintenance Contract: Motion to approve contract as submitted made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, approved.
- October Final Mowing: Verbal quote of \$900.00 provided by Kirk Stalcup. Motion to approve made by Ellen Kosmatka, second by Shelley Silver. Vote: 4-0, approved.

3. – All American Spa Service: Fall Shutdown and Winter Services Contract: Motion to approve the fall shutdown and winter services contracts as submitted made by Shelley Silver, second by Ellen Kosmatka. Vote: 4-0, approved. Both pools and spas will remain open through October 30th, with winterization to begin October 31st. The north spa will be open through winter and early spring for residents and guests to use.

VII. Emergency Items Not on the Agenda: None.

VIII. 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: Thank you to the Board, I appreciate all the thoughtful discussions. I would recommend replacing the north pool heater before it completely dies to avoid disruption during the height of the summer season.

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

A. Correspondence:

1. – State Farm Premium Renewal: Renewal received on 9/14/22.

B. Legislation: None

X. Next Meeting of the Board of Directors: **10:00 a.m., Saturday, December 17, 2022** 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

XI. **Motion to Adjourn:** Motion to adjourn the Open Session at 11:07 a.m. made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, adjourned.

XII. **Adjourn to Executive Session**
A. Homeowner Accounts
B. HOA-Owned Condo 749-C

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Keith Downs, Association Secretary