

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
December 11, 2021**

DRAFT COPY

DIRECTORS PRESENT: Ron Zurek (President), Keith Downs (Vice-President/Secretary), Solomiya Pyatkovska (Vice-President/Treasurer)

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

HOMEOWNERS PRESENT: John and Ellen 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 10:02 a.m., Saturday December 11, 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 October 24, 2021 Meeting:** Motion to approve the minutes, as submitted made by Solomiya Pyatkovska, second by Keith Downs. Vote: 3-0, 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.
- V. **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.
- VI. **Architectural & Property Report:**
 - (A.) **Requests:** None
 - (B.) **Violations / Notices:** None
- VII. **Treasurer's Report:** Report submitted and read by Solomiya Pyatkovska. Report available to Homeowners by request. Please contact Mindy Vermilion for a copy. Motion to approve November reserve transfer in three payments as follows: January and February \$4,000.00 each, March \$4,006.00. Motion to approve made by Keith Downs, second by Solomiya Pyatkovska. Vote: 3-0, approved.
- VIII. **Old Business:**
 - (A.) **Roof Project – Update:** All roof repairs and replacement are complete as of 11/8/21. Job cards with final inspection signatures are being kept on file. Some interior repairs need to be made and will be scheduled at the Homeowner's convenience.
 - (B.) **State Farm Insurance Policy – Update:** Policy has been bound and first payment made on 11/15/21.
 - (C.) **California Fair Plan and General Liability Policies – Update:** CA Fair Plan, general liability and umbrella liability policies have all been cancelled, effective 11/15/21. Return premiums for fire and liability policies to be kept in Reserves for continuing roof project with unknown structural issues desperately needing funding.
 - (D.) **Election Timeline – Update:** Nomination forms mailing was sent to the community on 11/5/21. Due date for nomination forms in 12/24/21. Pre-ballot notice due date is 1/13/22 to (1) inform by general notice the date, time and physical address to mail or hand-deliver ballots to inspector, (2) the

date, time and (3) location of ballot-counting meeting and the voter list correction deadline. This will be sent by general notice via the community newsletter unless individual notice has been requested by a Homeowner. To make a request for individual notice delivery, please contact Manager Mindy Vermilion.

IX. New Business:

(A.) 2022 Meeting Dates: Per the CC& R's, Board meetings are to be held the third Saturday of every month, with a combined November and December meeting to accommodate for the holidays. 2022 meeting dates are as follows: 1/15, 2/19, 3/19 – Annual meeting and election of the Board of Directors, 4/16, 5/21, 6/18, 7/16, 8/20, 9/17, 10/15, 12/10.

(B.) Identify Inspector of Elections – 2022 Board of Directors Election: Discussion held; Mindy Vermilion to reach out to Homeowners for interest in this volunteer position.

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.)*

Ellen Kosmatka: Which two seats are available for the election this year? *Per the Board: The seats currently occupied by Ron Zurek and Steve Bandich are available for election in March.*

John Kosmatka:

1. – What is the status of the solar panel installation committee? I volunteered to be a member but never received any communication from the committee chairperson.
2. – What is the status of the EV charging station committee? *Per Chairperson Solomiya Pyatkovska: The budget committee budgeted funds for an EV Installation Request Policy, same as the solar panel installation request policy done this year. The committee met once but no action has been taken beyond funds for the policy to be put in place, should the Board vote to do so.*
3. – Can we get a professional agency to come do a one-time service for the gophers and then Arturo can follow up with any activity afterward? *Per the Board: Mindy Vermilion will bring bids for gopher services in the spring.*

Bill Kay: Are Homeowners responsible for clearing the gutters on the back deck? *Per the Board: Arturo clears the gutters front and back as part of his regular maintenance routine. If the gutters fill between service, Homeowners are welcome to clear if they choose.*

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

(A.) Correspondence:

1. – CPA Proposals from Wheeler Steffen Property Management for Review, Discussion and Approval: Proposals reviewed and discussion held. Motion to approve Owens, Moskowitz and Associates proposal for audit and taxes in the amount of \$1,300.00 made by Keith Downs, second by Solomiya Pyatkovska. Vote: 3-0, approved.

2. – Text Correspondence from Natalie Glenar Regarding EV Charging Stations: Correspondence reviewed and discussed. Plugshare.com information to be shared with the community in the next newsletter. **Extension cords from the units to vehicles is strictly prohibited as it is a hazard and liability. This applies to all Homeowners, Residents and Guests. Any violations will be managed with rule violation fines.**

(B.) Legislation: None

XIII. Next Meeting of the Board of Directors: 10:00 a.m., Saturday, January 15, 2022.

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 11:00 a.m. made by Keith Downs, second by Solomiya Pyatkovska. Vote: 3-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Keith Downs, Association Secretary