

**BAYSHORE SKI & RACQUET CLUB  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING-OPEN SESSION  
February 20, 2021**

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

**DIRECTORS ABSENT:** None

**HOMEOWNERS PRESENT:** Walter Pyatkovska and Lynn Ginesi

**PROPERTY MANAGER:** Mindy Vermilion, Email: [manager@bayshorehoa.org](mailto: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 10:06 a.m., Saturday February 20, 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 January 16, 2021 Meeting:** Motion to approve the minutes as presented made by Steve Bandich, second by Keith Downs. Vote: 3-0-2, approved. Solomiya Pyatkovska and Shelley Silver abstain due to their absence at 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:

1/16/21	Water leak in 755-C: Further investigation by outside contractor and plumber with bids to repair to be obtained by Manager Mindy Vermilion. Bids will be presented to the Board for approval.	
	2/20: Project complete as of 1/26	Complete
1/16/21	Ron Zurek will contact the HOA insurance agent for the liability policy renewal proposal to be presented for review and discussion in February.	
	2/20: Agenda item to be discussed later in the meeting.	
2/20/21	2020 deferred tree trimming list – bid for \$775.00 to complete by Bear Valley Tree Care Service.	Approved

- V. **Landscaping Report:**  
(A.) Bear Valley Tree Care Service – Tree trimming bid \$775.00. Motion to approve made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 5-0, approved.
- VI. **Architectural & Property Report:**  
(A.) Requests: None  
  
(B.) Violations / Notices:  
(1.) One notice is outstanding with an extension through April 1, 2021. Homeowner has been notified and acknowledges compliance by the extended due date.
- VII. **Treasurer's Report:** Report submitted and read by Solomiya Pyatkovska.
- VIII. **Old Business:**  
(A.) Insurance – Association Liability Policy Review: Update given by Ron Zurek; Farmers issued a Notice of Non-Renewal as the company is no longer writing policies in Big Bear due to the high fire dangers. Ron Zurek has requested the underwriters to take a deeper look into the policy, the property

and its location to the Fire Department station, etc. Further information to be provided for discussion in March.

**IX. New Business:**

(A.) 2021 Board of Directors Election – Letter to the Community Review and Approval: Motion to approve Letter of Acclamation to the community immediately in lieu of sending out ballots made by Shelley Silver, second by Steve Bandich. Vote: 5-0, approved.

**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.)* No comments from the Homeowners present.

**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:**

**9:00 a.m., March 20, 2021. This is the Annual Meeting and Election of the Board of Directors. Homeowners are encouraged to attend.**

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.

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](http://www.bayshorehoa.org)

**XIV. Motion to Adjourn:** Motion to adjourn the Open Session at 10:49 a.m. made by Keith Downs, second by Shelley Silver. Vote: 5-0, adjourned.

Respectfully submitted by:

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Mindy Vermilion, Recording Secretary

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Keith Downs, Association Secretary