

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
February 23, 2019**

DIRECTORS PRESENT: Ron Zurek (President), Lisa Conticelli (Vice-President), Carole Hurst (Vice-President/Treasurer), and Keith Downs (Vice-President/Secretary). **Please note: Due to weather and road conditions, Ron Zurek and Keith Downs attended by telephone conference call.

DIRECTORS ABSENT: Joe Inzalaco (Vice-President)

HOMEOWNERS PRESENT: None present

PROPERTY MANAGERS: Mindy Vermilion, Email: bayshoreskihoa@gmail.com, Tel: (818) 489-4511, Fax: (909) 866-4074, Mailing address: PO Box 1217, 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 10:08 a.m., Saturday February 23, 2019 at Bayshore Ski & Racquet Club Condo 773-A, Big Bear Lake CA 92315.
- II. **Welcome and Introductions:** All in attendance were self-introduced and welcomed.
- III. **Approval of Minutes of the January 26, 2019 Meeting:** Motion to approve the minutes as submitted made by Keith Downs, second by Carole Hurst. 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:

4/28/18	Roof rafters-All lower rafter beams are complete. Upper story rafter beams are currently being addressed.	
	6/23: Other higher priority projects are underway. Rafters will be addressed again as time allows.	Pending
4/28/18	Bridge to tennis courts and bridge adjacent to north pool area- Replacement of bridges to begin week of May 14 th by HOA maintenance staff. Project budget \$3,400.00	
	10/20: Bridge to tennis courts deferred to 2019.	Deferred to 2019
12/8/18	Motion to approve purchase of four skylight replacement caps for approximately \$1200.00 made by Carole Hurst, second by Lisa Conticelli. Vote: 3-0, approved. Installation to be scheduled according to weather & safe roof availability. Owners will be notified accordingly.	
	1/26/19: Skylight caps ordered with Bear City Glass on 1/4/19. Managers will notify Homeowners accordingly when installation is scheduled.	Pending
	2/23/19: Skylight caps installed by Bear City Glass on 1/30/19 for units 699 C & D and 767 C & D.	Complete
2/23/29	Tree trimming work-bid from Bear Valley Tree Care Service approved in the January Executive Session meeting. Schedule pending.	Pending

- V. **Landscaping Report:** Verbal report given by Carole Hurst. Landscaping remains dormant, tree trimming is pending with \$235.00 remaining in the tree budget. Arturo will continue to clean up the property as weather allows until Stalcup takes over weekly maintenance in May.
- VI. **Architectural & Property Report:** Verbal report given by Lisa Conticelli in the Annual meeting.
(A.) Requests: None.

(B). Violations: No violations at this time. Mindy Vermilion and Lisa Conticelli will do a walk through of the property in the spring with follow up Violation Letters to Homeowners, if needed.

VII. Treasurer's Report: Treasurer's Report submitted and read by Carole Hurst. Discussion held, no actions taken at this time.

VIII. Old Business:

(A.) 2019 Projects and Expenses-Project Updates:

2/23/19	Roofs	Bid obtained from Mike Jordan Roofing for Board review. At this time there is one building with an active roof leak (669) with four other buildings identified as needing roof replacement as soon as possible. Discussion held; further investigation into the status of all the roofs by professional contractors to be obtained, with material bids to include asphalt shingles as well as a metal alternative.	Pending
2/23/19	Tree Trimming Project	Proposal from Bear Valley Tree Care Service in the amount of \$2,925.00 approved in the January Executive Session. Schedule pending.	Pending

IX. New Business:

(A.) Director Keith Downs' Agenda Items for Discussion:

1. – Electric Car Charging Stations: Mr. Downs has done some research into "Plug Share." Currently the only public charging station is located at Holloway's Marina. Bear Valley Electric has funds to install charging stations throughout the Big Bear Valley and Mr. Downs is hoping to obtain a charging station for the Bayshore property. Discussion held; no action taken at this time. Mr. Downs will collect more information to share with the Board at the next meeting.

2. – Solar Panels: Mr. Downs has found that Tesla, Certainteed and one other manufacturer make solar roof tiles. Mr. Downs is suggesting adding solar power to the pools/spas and common area lighting meters to save the Association money. Discussion held; no action taken at this time. Mr. Downs will collect more information to share with the Board at the next meeting.

3. – Roofing Materials: Mr. Downs has found that currently the average life span for an asphalt material roof is 12-17 years, however metal material has an average life span of 50-60 years. Mr. Downs' research has shown that some metal roofs can be installed over one layer of shingled roofs. Discussion held; no action taken at this time. Mr. Downs, as well as Mindy Vermilion will collect more information. Much more investigation and information to be gathered before action will be taken.

(B.) Meeting Dates-**Revised:** Meeting dates for 2019 are as follows:

March 23, April 27, May 18, June 22, July 20, August 24, September 21, October 19, December 7.

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 Homeowners present.

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 a.m., Saturday March 23, 2019-Weather permitting.
Location: Bayshore Ski & Racquet Club condo 737-D, Big Bear Lake CA 92315. **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 made to adjourn the Open Session at 11:53 a.m. by Joe Inzalaco, second by Carole Hurst. Vote: 5-0, approved.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary