

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
February 26, 2022**

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, Lynn Ginesi, 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 10:04 a.m., Saturday February 26, 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 January 15, 2022 Meeting:** Motion to approve the minutes, as submitted made by Keith Downs, second by Solomiya Pyatkovska. Vote: 3-0-1, approved. Shelley Silver abstained as she joined the meeting shortly after the vote for approval.
- 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:** No report submitted for this meeting. Landscape remains seasonally dormant.
- VI. **Architectural & Property Report:**
 - (A.) Requests:
737-B Back Deck Request – Request to replace deck material with HOA-approved Trex boards reviewed and discussed. Motion to approve request, with specification to be made in the application that Trex material is to be used for the deck flooring only – not on handrails, top rail, pickets, etc. Motion to approve made by Keith Downs, second by Shelley Silver. Vote: 4-0, approved.
 - (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.
- VIII. **Old Business:**
 - (A.) General Liability Policies – Update: Return premiums for general liability policies with CID Insurance received in the amount of \$1,864.26. Checks mailed to Wheeler Steffen Property Management on 2/7/22 for deposit into the Reserve account to help fund the roof structural and replacement project.
 - (B.) Election Timeline – Update: Ballots were mailed to the community on 2/1/22 and must be returned or postmarked by USPS on or before March 7, 2022. Hand delivery is also allowable to the election meeting on March 19, 2022.
 - (C.) Identify Inspector of Elections – Update: Motion to approve certified notary public Cathy Coogan to serve as Inspector of Elections for a cost of \$200.00 made by Keith Downs, second by Shelley Silver. Vote: 4-0, approved.
 - (D.) EV Charging Station Policy – Draft Policy for Review, Discussion and Approval: Draft policy reviewed and discussed. Revisions to be sent to Swedelson Gottlieb with final draft for review and

approval for distribution to the community for the 28-day comment period in March.

IX. New Business:

(A.) Contracts & Proposals:

1. – Arrowhead Pool Service & Repair, Inc: Motion to approve heater replacement for the north spa in the amount of \$4,095.00 made by Shelley Silver, second by Keith Downs. Vote: 4-0, approved.

2. – Bear Valley Tree Care Service: Motion to approved proposal for tree trimming throughout the property for annual maintenance and defensible space in the amount of \$1,125.00 made by Shelley Silver, second by Keith Downs. Vote: 4-0, approved.

(B.) Request from HOA-Owned Unit Tenants for New Appliances:

1. – Washer/Dryer: Discussion held; At this time, the washer/dryer are working. More information needed, including measurements, to be brought to the March meeting.

2. – Stove/Range: Motion to approve a budget to replace, not to exceed \$1,000.00 including all parts, accessories, delivery, tax and installation made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, 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.)*

John Kosmatka:

1. – That’s wonderful that the aspen grove next to our building will be preserved. Are they planning to trim the larger trees away from the roof & building? Answer: Yes, that is noted in the scope of work.

2. – Regarding the replacement appliances for the HOA-owned unit: We replaced most of our appliances when we bought our unit. We tried to work with the locally owned companies without success. We used Lowe’s and Home Depot and were very happy. You may also consider having the gas line recessed into the wall so the range can be pushed all the way back to prevent issues with the cabinets and drawers getting the way of opening the oven door.

No Other Homeowner Comments

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

(A.) Correspondence:

1. – Farmers Insurance Correspondence: Letter received from Farmers Insurance regarding return premium of \$273.33. Forms signed by Ron Zurek and returned on 2/7/22. Return premium checks received on 2/25/22 and will be mailed to Wheeler Steffen Property Management for deposit into the Operating account.

(B.) Legislation: None

XIII. Next Meeting of the Board of Directors: 9:00 a.m., Saturday, March 19, 2022.

Location: Wheeler Steffen Sotheby’s International Realty, 596 Pine Knot Ave, Big Bear Lake CA 92315.

PLEASE NOTE: This meeting is the Annual meeting and election of the Board of Directors. You may attend in person or a link to attend by Zoom will also be provided to the membership prior to the meeting. This meeting begins promptly at 9:00 a.m. Please do not be late.

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 11:33 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