

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
April 16, 2022**

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

DIRECTORS ABSENT: Solomiya Pyatkovska (Vice-President/Treasurer)

HOMEOWNERS PRESENT: John Kosmatka, Lynn Ginesi, Ernie Maglischo

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 10:07 a.m., Saturday April 16, 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 March 19, 2022 Meeting:** Motion to approve the minutes, as submitted made by Keith Downs, second by Shelley Silver. 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.
 - (A.) Motion to approve cost to purchase sealant for the pool decks in the amount of \$737.64 made by Keith Downs, second by Shelley Silver. Vote: 4-0, approved.
 - (B.) Motion to approve request for reimbursement by Homeowner 767-C in the amount of \$500.00 for repairs to master bedroom ceiling due to damages sustained during the re-roofing project made by Keith Downs, second by Ellen Kosmatka. Vote: 4-0, approved.
- V. **Landscaping Report:** Verbal report given – Landscape remains seasonally dormant. Tree trimming performed on 4/11/22. A further look into the area along Cienega for possible turf removal will be looked at again next time Landscape Chair is in Big Bear. Further update in May.
- VI. **Architectural & Property Report:**
 - (A.) Requests: None
 - (B.) Violations / Notices: None
- VII. **Treasurer's Report:** Report submitted by Mindy Vermilion in Treasurer's absence and read aloud by Ron Zurek. Report available to Homeowners by request. Please contact Mindy Vermilion for a copy.
- VIII. **Old Business:**
 - (A.) EV Charging Station Policy – Update: Policy has been sent to the membership for the 28-Day Homeowner Comment Period. Discussion held – question regarding liability insurance policy amount to be included in the policy reviewed. Motion to include a minimum one-million-dollar liability policy in Section 8(C) of the EVCS Policy made by Keith Downs, second by Shelley Silver. Vote: 4-0, approved. Further discussion and review of any other comments will be addressed in May.
 - (B.) Roofs – Discussion Regarding Current Leaks, Repair & Replacement Schedule – Update: Roof damages and recommendations from roofing and general contractors reviewed and discussed. Mindy Vermilion to meet with Dave Beckett for recommended priority of schedule, which roofs are in most

need, method of repair for buildings with leaks, contracts for review and approval in May and additional cost to add a cricket to the chimneys during re-roofing going forward.

(C.) Projects 2022 – Update: List of projects for in-house maintenance as well as outside contractors reviewed and discussed. Roofs and painting are priority for Reserve budget items. Operating projects may include touch-up painting, landscaping additions, small trim and siding repairs, etc. All projects will be carefully assessed and re-assessed as the projects move forward to stay within budgetary limits.

IX. New Business:

(A.) Contracts and Proposals:

1. – All American Spa Service – Spring Startup and Summer Services Contracts: Motion to approve the spring startup contract as provided made by Shelley Silver, second by Keith Downs. Vote: 4-0, approved. Motion to approve the summer services contract as provided made by Ellen Kosmatka, second by Keith Downs. Vote: 4-0, approved. Target date for opening is May 13th. Opening announcement will be sent in the community newsletter.

2. – Gopher Treatment Bids – Verbal Bids Provided Reviewed and Discussed: Motion to approve a budget not to exceed \$1,000.00 with Nativescapes made by Shelley Silver, second by Keith Downs. Vote: 4-0, approved. Mindy Vermilion to work with Marty Murie for the best methodology to use in order to maximize success and stay within the budget given.

(B.) Association Tax Return: Completed returns provided by Wheeler Steffen Property Management. Mindy Vermilion overnight mailed the returns to Ron Zurek for signature on 4/11/22. Returns signed and mailed by Ron Zurek on 4/13/22.

X. Emergency Items Not on the Agenda: Request made by Homeowner 755-D for a bulk trash pickup item and owner will reimburse the HOA for the additional cost. Motion to approve made by Keith Downs, second by Shelley Silver. Vote: 4-0, approved.

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: Questions about roofing and chimney issues. Discussion and Q&A held.

Lynn Ginesi: The gophers were very active in front of 737 last year. Lynn is volunteering to keep an eye on the activity while in Big Bear for the summer and contact Mindy or Arturo if activity is noticed. Questions about winterizing addressed.

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

(A.) Correspondence: Correspondence received 4/12/22 from Wheeler Steffen Property Management – CPA Annual Audit and signature pages. Materials reviewed and discussed. Mindy Vermilion, Ron Zurek and representative from Wheeler Steffen Property Management will complete the signature pages and return to Owens, Moskowitz and Associates for completion of the audit.

(B.) Legislation: None

XIII. Next Meeting of the Board of Directors: 10:00 a.m., Saturday, May 21, 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

XIV. **Motion to Adjourn:** Motion to adjourn the Open Session at 11:53 a.m. made by Shelley Silver, second by Keith Downs. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Keith Downs, Association Secretary