

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
April 17, 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, Lynn Ginesi and Natalie Glenar

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 10:05 a.m., Saturday April 17, 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 March 20, 2021 Meeting:** Motion to approve the minutes as presented made by Keith Downs, second by Shelley Silver. Vote: 5-0, 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:

3/20/21	Workers Comp policy has been issued. Annual audit to be completed by Wheeler Steffen Property Management once it is received.	
	4/17: Policy audit was forwarded to Wheeler Steffen Property Management on 4/13 to be completed by 4/30.	Pending
3/20/21	The North spa may need new plaster this year. Manager will bring recommendations and cost considerations in April, if possible.	
	4/17: All American Spa Service recommends new plaster for the north spa to ensure plaster debris does not get into the spa heater & motors, causing damages. Bids will be brought in May for Board consideration.	Pending

- V. **Landscaping Report:** No written report provided; See Manager’s Report.
- VI. **Architectural & Property Report:**
 - (A.) **Requests:** None
 - (B.) **Violations / Notices:** Annual list of notices to be made and sent in May.
- VII. **Treasurer’s Report:** Report submitted and read by Solomiya Pyatkovska. Report available to Homeowners to review – please contact Mindy Vermilion for a copy.
- VIII. **Old Business:**
 - (A.) **Insurance – Association Liability Policy Review:** Update given by Ron Zurek; Fire policy provided by CA Fair Plan – Policy total: \$37,3640.00, Liability policy provided by CID Insurance Programs, Inc. – Policy total: \$4,278.75. Annual budget allocation - \$28,0550.00 for a total of \$14,077.75 over current budget. Discussion held regarding options to recover the costs over budget. Some options discussed – Suspend funding to Reserves, one-time special assessment, increase to monthly assessments. Motion made to approve a one-time special assessment of \$244.80 per unit to cover additional insurance costs over budget payable in one payment due June 1, 2021, with an

option to pay in installments if an owner cannot afford a one-time payment, and all payments must be paid in full no later than December 31, 2021. Motion made by Steve Bandich, second by Shelley Silver. Vote: 4-1, approved. Ron Zurek votes no.

IX. New Business:

(A.) Insurance Additional Costs:

1. – Loan from Reserves to Cover Premium Payments: Due to a cash flow issue, \$19,326.75 ACH transfer was made from Reserves to Operating to cover the first installment payment to CA Fair Plan, as well as the full premium payment to CID Insurance.

2. – Re-Payment Plan to Reserves: All special assessment funds will be transferred to Reserves to recover the loan of \$19,326.75 as soon as the funds are received.

(B.) 2020 Tax Returns: Tax returns reviewed and discussed. Motion to approve tax returns as presented made by Shelley Silver, second by Keith Downs. Vote: 5-0, approved.

(C.) CPA Draft Audit Report: Report reviewed and discussed. Motion to approve audit report for distribution to the membership as presented made by Keith Downs, second by Shelley Silver. Vote: 5-0, approved.

(D.) Proposals and Contracts:

1. – All American Spa Service – Spring startup and summer services contracts:

Startup Contract: Motion to approve the startup cost for two pools and one spa, leaving the south spa circulating but without heat until approval to open the spa is given by the Health Dept made by Keith Downs, second by Solomiya Pyatkovska. The north spa will be left empty until plaster is replaced. Bids to be brought in May for consideration.

Summer Services Contract: Motion to approve the summer services contract for two pools and one spa made by Steve Bandich, second by Keith Downs. Vote: 5-0, approved.

2. – Taylor Tennis – Pickleball Lines Proposal: Motion to approve Taylor Tennis proposal to paint pickleball lines on the north tennis court made by Shelley Silver, second by Steve Bandich. Vote: 5-0, approved.

(E.) San Bernardino County Health Department Guidelines for Re-Opening Public Pools: The most current guidelines from the SB County Health Dept reviewed and discussed. When the pools are open, hand sanitizer will be at the gates for users to utilize, no furniture will be provided but users can bring their own and must take with them when they leave, all users must adhere to the posted rules and hours of use – no exceptions!

X. Emergency Items Not on the Agenda:

(A.) Approval for Online Invoice Payment: Motion to approve online payment of the workers compensation April invoice in the amount of \$1,376.50 made by Shelley Silver, second by Keith Downs. Vote: 5-0, approved.

(B.) Solar Panel Request: A request to be on the next agenda to discuss solar panels was made too close to the April meeting but will be an agenda item for the May 15th meeting. Ron Zurek recommends consulting an attorney to clarify the current statutes and Civil Codes and recommend a policy and methodology for response should a Homeowner request to install solar panels. Motion to consult an attorney with cost not to exceed \$600.00 made by Shelley Silver, second by Keith Downs. Vote: 5-0, 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 – First, would like to thank the owner who is watching out for the safety and compliance of renters using his condo. Regarding the most recent complaint, the rental agency was contacted, and action was taken immediately. Second, there are rodents under the condo, and we would like to take steps to eradicate them. Is there a service you recommend?

Natalie Glenar – We have noticed owners/renters running extension cords from inside the condos to trickle charge their electric cars. This seems to be a safety hazard. Also, charging station apps notify an owner when the car is finished charging and will continue to charge the owner until the car is moved – this is motivation for car owners to move their cars and free up the space for others to use. If charging stations were on the property, perhaps the funds raised could be useful to the HOA. Lastly, would like to suggest parking passes for renter’s vehicles to ensure only two cars per unit are being parked on the property.

Shelley Silver – We are having an infestation of rodents inside the condo. The infestation is being addressed by a professional pest control company and I will report back next month with an update.

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

(A.) Correspondence:

1. – Correspondence received from Homeowner 773-A regarding the decision the Board made in August 2020 that the Association will maintain the platforms/steps of units that jointly share these spaces. Further investigation of the CC & R’s was reviewed and a long discussion was held. Motion made to rescind the previous decision and to clarify, moving forward any platforms/steps between units on the back decks are the responsibility of the owners of those units to maintain and repair. Motion made by Solomiya Pyatkovska, second by Shelley Silver. Vote: 3-1-1, Motion approved. Keith Downs votes no, Steve Bandich abstains.

2. – Correspondence received from Homeowner 681-B requesting solar panels and electric charging stations be made an agenda item. Due to the lack of sufficient advance notice before the meeting to add this request to the agenda, this will be made an agenda item for May 15th.

3. – Correspondence received from the City of Big Bear Lake: “The Department of Water and Power is currently replacing a mile of underground water mains in the Boulder Bay area. The contractor, Borden Excavating, has requested to temporarily store the materials near the project to make the process faster and more efficient. The project will take around three months to complete and should be completed by the end of July 2021. Hours of construction are 7:00 a.m. to 3:30 p.m. Monday to Friday and an occasional Saturday, if needed. The applicant is accessing the property off of Cienega Road and will only be storing pipeline materials and a loader to move them to the construction site.”

(B.) Legislation: None

XIII. Next Meeting of the Board of Directors: 10:00 a.m., May 15, 2021

Location: Due to COVID-19 restrictions, monthly HOA meetings will be 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 1:20 p.m. made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 5-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Keith Downs, Association Secretary