

**BAYSHORE SKI & RACQUET CLUB  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING-OPEN SESSION  
May 15, 2021**

**DRAFT COPY**

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

**DIRECTORS ABSENT:** Keith Downs (Vice-President/Secretary)

**HOMEOWNERS PRESENT:** Walter Pyatkovska, Natalie Glenar, Cheryl Gaines, Bill and Lorie Kay

**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 10:08 a.m., Saturday May 15, 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 April 17, 2021 Meeting:** Motion to approve the minutes as presented made by Shelley Silver, second by Solomiya Pyatkovska. 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:

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.	
	5/15: Policy audit completed by Wheeler Steffen Property Management as of 5/12.	Complete
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.	
	5/15: Plaster bids are an agenda item to be discussed later in the meeting.	Pending
5/15/21	Some short-term rental units have signs out of compliance. Discussion held; 10 days from date of Notification Letter for Homeowners to comply. Further update in June.	Pending

- V. **Landscaping Report:** Keith Downs not present; See Manager's Report.
- VI. **Architectural & Property Report:**
  - (A.) Requests:
    1. – 767-D Back Deck Request: Request from Homeowner to add Trex to the deck flooring. Motion to approve request as submitted made by Solomiya Pyatkovska, second by Shelley Silver. Vote: 4-0, approved.
  - (B.) Violations / Notices: Annual list of notices has been made. Per direction by the Board, all notices must be compliant no later than August 31, 2021.

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 – Update: Discussion held regarding the Fire and Liability policies, gaps in coverage, and quotes to fill gaps in coverage.

Motion to approve \$1,000,000 umbrella policy quote provided by CID Insurance Groups in the amount of \$1,030.00 made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, approved. Motion to approve increase to the Fidelity Bond policy quote in the amount of \$45.00 provided by CID Insurance Groups, with increase to \$225,000 made by Shelley Silver, second by Steve Bandich. Vote: 4-0, approved.

Mindy Vermilion has been corresponding with sight inspector from California Fair Plan regarding the onsite inspection. The inspector advises it is a simple exterior inspection only, no need for access into the units.

Directors and Officers policy quotes to be obtained ASAP for Board approval in a special emergency meeting. Date of meeting TBD, pending receipt of quotes.

Special assessment for additional insurance costs on hold until final tally of all insurance policies can be totaled.

IX. **New Business:**

(A.) Solar Panels and EV Charging Stations: Presentation made by Homeowner Natalie Glenar. Open discussion between Homeowners present and Board of Directors regarding the viability of installation of solar panels, liability to the Association and Homeowners, etc. Further discussion to be held at the June meeting. An exploratory committee will be formed for fact finding and further information to be presented to the Board at a future date. Mindy Vermilion will ask for Homeowner volunteers via the community newsletter, with Natalie Glenar as Chairperson.

EV Charging Stations: Open discussion held between Homeowners present and Board of Directors regarding potential costs, liability to the Association, positives and negatives with potential use by the general public due to lack of gates at the entrances to the property, etc. An exploratory committee will be formed for fact finding and further information to be presented to the Board at a future date. Mindy Vermilion will ask for Homeowner volunteers via the community newsletter, with Solomiya Pyatkovska as Chairperson.

(B.) Proposals and Contracts:

1. – North Spa Plaster Quotes: Motion to approve quote by Arrowhead Pool Service & Repair in the amount of \$5,337.00 made by Shelley Silver, second by Steve Bandich. Vote: 4-0, approved.

2. – Swedelson Gottlieb Quote: Motion to approve Swedelson Gottlieb quote in the amount of \$800.00 for preparation of policy for solar panel requests made by Solomiya Pyatkovska, second by Shelley Silver. Vote: 3-1, approved. Steve Bandich votes no.

3. – Beckett Roofing Contracts:

Motion to approve contract for the remaining half of building 767 over units A/B as presented made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, approved.

Motion to approve contracts for buildings 699 and 723 as presented made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, approved.

Mindy Vermilion will notify Homeowner and tenants prior to work beginning. Further project update in June.

(C.) HOA Condo 749-C – Lease Expiring 8/31/21: Discussion held regarding current tenants, market rate, etc. Motion to increase monthly rent to \$1,600.00 with a new one-year lease agreement upon the expiration of the current lease agreement made by Solomiya Pyatkovska, second by Steve Bandich. Vote: 4-0, approved. Mindy Vermilion will contact the tenants.

- 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.)*

Cheryl Gaines – No comments, but it's been a very interesting meeting. Money is the key!

John Kosmatka – Some thoughts regarding the solar panels: I think the re-roofing needs to be completed before solar panels could even be considered. The tax credits do include any upgrades to the roofs in order to retrofit for solar panel installation. That should be explored during the request process.

Natalie Glenar – No closing remarks.

Walter Pyatkovska – No comments, just a thank you to the Board for all you do and it's nice to see everyone doing well.

- 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:** 10:00 a.m., June 19, 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](http://www.bayshorehoa.org)

- XIV. **Motion to Adjourn:** Motion to adjourn the Open Session at 12:12 p.m. made by Steve Bandich, second by Solomiya Pyatkovska. Vote: 4-0, adjourned.

Respectfully submitted by:

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Mindy Vermilion, Recording Secretary

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Keith Downs, Association Secretary