

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
May 20, 2023**

DIRECTORS PRESENT: Ron Zurek (President), Ellen Kosmatka (Vice-President/Treasurer), Shelley Silver (Vice-President/Secretary), and Solomiya Pyatkovska (Vice-President/Director at Large)

DIRECTORS ABSENT: None

HOMEOWNERS PRESENT: Keith Downs, Rosemary Jung

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 10:03 a.m., Saturday May 20, 2023, via Zoom video / telephone conference call and in-person location at the Wheeler Steffen Sotheby's Office, Big Bear Lake.
- II. **Welcome and Introductions:** All in attendance were self-introduced and welcomed.
- III. **Approval of Minutes of the April 15, 2023 Meeting:** Motion to approve the minutes, as submitted made Shelley Silver, second by Ellen Kosmatka. Vote: 3-0-1, approved. Solomiya Pyatkovska abstains due to her absence at the meeting.
- IV. **Reports:**
 - A. **Manager's Report:** Report submitted and read by Mindy Vermilion. A copy of the Manager's Report is available to all Homeowners by request. Please contact Mindy Vermilion for a copy.
 - B. **Landscaping Report:** Verbal report given by Solomiya Pyatkovska; also see Manager's Report.
 - Motion to approve funds for mulch in the flower beds, with approximate cost \$600-\$800 made by Solomiya Pyatkovska, second by Ellen Kosmatka. Vote: 4-0, approved.
 - Motion to approve funds for decomposed granite for areas in need, with approximate cost of \$150 made by Solomiya Pyatkovska, second by Ellen Kosmatka. Vote: 4-0, approved.
 - C. **Architectural & Property Report:**

(1.) **Violations / Notices:** A list of short-term rental properties made, with corrections needed to some of the signs. There is one outstanding notice that received notification by email, as well as postal service delivery to the mailing address on file. No response at this time; Mindy Vermilion will attempt to get in touch with the owner via the City's contact information, if possible. Update in June.

(2.) **Requests:** None
 - D. **Treasurer's Report:** Report submitted, and review given by Ellen Kosmatka. Report is available to all Homeowners by request. Please contact Mindy Vermilion for a copy.
- V. **Old Business:**
 - A. **Projects 2023:** Discussion and planning for Operating and Reserve projects held.
- VI. **New Business:**
 - A. **Contracts and Proposals:**
 - (1.) **Above and Beyond Painting:**
 - a. **Buildings 711 and 781 – Full Painting:** Proposal reviewed and discussed. Motion to approve the contract, as presented made by Shelley Silver, second by Ellen Kosmatka.

Vote: 4-0, approved. Mindy Vermilion will notify Homeowners prior to the project beginning.

b. Building 755 – West Wall Only: Proposal reviewed and discussed. This project is tabled until roof scope of work is established.

c. 749-D and 723-C Upper Window Woodpecker Damage Repairs: Proposal reviewed and discussed. Motion to approve the contract price, as presented made by Shelley Silver, second by Ellen Kosmatka. Vote: 4-0, approved.

(2.) Beckett Roofing:

a. Building 693 Re-Roofing: Proposal reviewed and discussed. Motion to approve the contract, as presented made by Ellen Kosmatka, second by Shelley Silver. Vote: 4-0, approved.

b. Building 693 Add Crickets: Proposal reviewed and discussed. Motion to approve the contract, as presented made by Ellen Kosmatka, second by Shelley Silver. Vote: 4-0, approved.

c. Building 737 A/B Lower Roof Repair: Proposal reviewed and discussed. Project tabled until other methods of repair can be investigated and brought to the Board for review and discussion.

(3.) Boo Bears Construction – Structural Repairs Building 693: Proposal reviewed and discussed. Motion to approve the contract, as presented made by Solomiya Pyatkovska, second by Ellen Kosmatka. Vote: 4-0, approved. This contract is pre-approved in the interest of time, only if it should be determined that structural repairs are needed once the roof is opened by Beckett Roofing.

(4.) Directors and Officers Insurance Policy Bids: Discussion held regarding available bid provided by PYA Insurance Brokerage. Other applications for D&O policy quotes have not yet been returned for consideration. In order not to let this policy lapse, motion to approve the PYA Insurance Brokerage quote made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, approved. Other quotes to be considered in June.

VII. Emergency Items Not on the Agenda: None.

VIII. 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.)*

Rosemary Jung: I appreciate being able to listen in and participate in these meetings. I’m excited my building will be painted this year and I’m excited for summer!

Keith Downs: No comments, my questions were answered by Mindy prior to the meeting officially starting.

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

A. Correspondence: None

B. Legislation: None

X. Next Meeting of the Board of Directors: **10:00 a.m., Saturday, June 17, 2023** via Zoom video / telephone conference call. Physical location TBD and Homeowners will be notified of Zoom meeting instructions no less than five days prior to the meeting to the email address provided and on file.

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

- XI. **Motion to Adjourn:** Motion to adjourn the Open Session at 11:26 a.m. made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary