

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
May 21, 2022**

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

DIRECTORS ABSENT: None.

HOMEOWNERS PRESENT: John Kosmatka

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 May 21, 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 April 16, 2022 Meeting:** Motion to approve the minutes, as submitted made by Shelley Silver, second by Keith Downs. Vote: 4-0-1, approved. Solomiya Pyatkovska abstains due to her absence at the April meeting.
- 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.) Request for reimbursement for landscaping improvements in front of 681-A reviewed and discussed. Motion to deny request due to lack of funds and no previous approval for landscape improvements to be reimbursed made by Shelley Silver, second by Keith Downs. Vote: 5-0, approved. **Landscape improvement policy – Owners are encouraged to make improvements from the approved planting plan and plantings list at their own expense. Arturo will verify irrigation to any new plantings is working and adequate. ** This policy will be sent to the membership in the next newsletter issued.
 - (B.) Motion to approve mulch for the flower beds throughout the property not to exceed \$350.00 made by Shelley Silver, second by Keith Downs. Vote: 5-0, approved.
 - (C.) Request to add a solar powered light fixture in a dark corner of the parking lot in the rear of Building 681. Request reviewed and discussed; The Board would like to see a different fixture with frosted glass and softer colored LED light bulb – the same as the current fixtures throughout the property. Tabled to June.
- V. **Landscaping Report:** Report submitted and read by Keith Downs. Sub-committee to be formed to address watering, possible grass reduction and drought concerns. Mindy Vermilion will request volunteers in the next newsletter issued – update in June.
- VI. **Architectural & Property Report:**
 - (A.) Requests: None
 - (B.) Violations / Notices: Annual list of repair and paint notices made and submitted for Board review. Notices to be sent with a compliance due date of August 31, 2022.
- VII. **Treasurer's Report:** Report submitted by Ellen Kosmatka and Solomiya Pyatkovska. Report available to Homeowners by request. Please contact Mindy Vermilion for a copy.

VIII. Old Business:

(A.) EV Charging Station Policy – Update: Comment provided that insurance policy minimum should be included in the policy. No other comments sent by the membership. Motion to approve the policy, with additional insurance wording to match the approved solar panel policy made by Keith Downs, second by Solomiya Pyatkovska. Vote: 5-0, approved.

(B.) Roofs – Discussion Regarding Current Leaks, Repair & Replacement Schedule – Update: Contracts for roof repairs, replacements and adding crickets to chimneys to be discussed in New Business.

(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. – Roofs: Two bids provided for review and discussion. Motion to approve Beckett Roofing contract for roof replacement and adding crickets to chimneys made by Keith Downs, second by Ellen Kosmatka. Vote: 5-0, approved. After inspections and recommendations made by roofing contractors have been reviewed, Building 711 is priority to be addressed first, Building 693 will be second, if possible. Further update on scheduling in June.

2. – Paint: Proposal by Above and Beyond Painting reviewed and discussed. Approval deferred to later in the summer after the roof project has begun. Further assessment of roof project and remaining available funds to be reviewed before painting contract can be approved.

3. – Parking Lot Slurry: Proposal by IPS Paving reviewed and discussed. Approval deferred to later in the summer after the roof project has begun. Further assessment of roof project and remaining available funds to be reviewed before slurry contract can be 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: No questions today! The recent tree work looks fantastic, thank you!

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., Saturday, June 11, 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 11:46 a.m. made by Shelley Silver, second by Keith Downs. Vote: 5-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Keith Downs, Association Secretary