

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
June 11, 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, Bill Kay

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 10:04 a.m., Saturday June 11, 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 May 21, 2022 Meeting:** Motion to approve the minutes, as submitted made by Keith Downs, second by Ellen Kosmatka. 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.) 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; Tabled to July.
- V. **Landscaping Report:** Report submitted and read by Keith Downs. An in-depth audit of the irrigation system was performed by Keith Downs, Mindy Vermilion and Arturo Ramirez on 6/10/22 to investigate how many of the sprinkler heads are irrigating trees/shrubs and how many are watering only turf. This effort will give us a number of heads that may need to be turned off for the duration of the season, according to State drought restrictions. At the time of the meeting, there have been no volunteers for the landscaping sub-committee.

Please note: Keith Downs left the meeting after the Landscape Report was read and discussed.
- 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. Report available to Homeowners by request. Please contact Mindy Vermilion for a copy.
- VIII. **Old Business:**

(A.) Roofs Project – Update: Project tentatively scheduled to begin mid-July. Building 711 is scheduled first, Homeowners will be notified in advance. Further update at the July meeting.

(B.) Projects 2022 – Update: Mindy Vermilion has confirmed with contractors that the painting and parking lot slurry contracts can be held at the proposed prices until September. IPS Paving is requesting a signed contract to hold the price and tentatively schedule. IPS Paving contract to be signed by Ron Zurek and sent to the contractor with a loose scheduling date the week of September 12th, after the Labor Day holiday. Hard scheduling date will be determined based on the roof project. Further update in July/August.

IX. **New Business:** None.

X. **Emergency Items Not on the Agenda:**

(A.) Add Ellen Kosmatka to the bank account signature cards: Deferred to Executive Session to address and discuss Ellen's concerns about being a signer for the bank accounts.

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.)*

No comments by Homeowners present.

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

(A.) **Correspondence:**

1. – Proposed rate increase notification from Big Bear Disposal: Notice received from Big Bear Disposal regarding upcoming rate increase to be discussed and approved by City Council on July 18, 2022. Mindy Vermilion spoke to a representative at BBD and was advised that Bayshore is an HOA account. There is no definitive rate increase known at this time for such accounts but given the past increases to expect between 3-4% increase in the monthly rate. Further update in August.

2. – 669-C Correspondence: Email correspondence from Homeowner 669-C regarding electric vehicle charging station(s) installation provided, reviewed and discussed by the Board. No action taken at this time.

(B.) **Legislation:** None.

XIII. **Next Meeting of the Board of Directors:** 10:00 a.m., Saturday, July 16, 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

****Please note: The August meeting previously scheduled for August 20th has been changed to August 13th.****

XIV. **Motion to Adjourn:** Motion to adjourn the Open Session at 11:19 a.m. made by Shelley Silver, second by Ellen Kosmatka. Vote: 3-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Keith Downs, Association Secretary