

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
July 16, 2022**

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

DIRECTORS ABSENT: Shelley Silver (Vice-President/Director at Large) absent for the first portion of the meeting.

HOMEOWNERS PRESENT: Jane Lee, Lynn Ginesi

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 10:02 a.m., Saturday July 16, 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 June 11, 2022 Meeting:** Motion to approve the minutes, as submitted made by Ellen Kosmatka, second by Ron Zurek. Vote: 3-0-1, approved. Solomiya Pyatkovska abstains due to her absence at the 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.
- V. **Landscaping Report:** Verbal report given by Keith Downs.
- VI. **Architectural & Property Report:**
 - (A.) **Violations / Notices:** Annual list of repair and paint notices made and submitted for Board review. Notices sent June 1st, with a compliance due date of August 31, 2022
 - (B.) **Requests:**
 1. – 723-C Skylight Request: Request reviewed as submitted and discussed. Motion to deny request, as the requested replacement is non-conforming, and the skylights are part of the roof system and maintained by the HOA. Motion made by Solomiya Pyatkovska, second by Keith Downs. Vote: 4-0, request denied. Homeowner will be notified.
- 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:** **Please note: Director Shelley Silver joined the meeting at this point.**
 - (A.) **Roofs Project – Update:** The demolition for Building 711 began 7/11 by Beckett Roofing. Significant wood rot was uncovered, determining the need for structural repairs by another contractor. Mindy Vermilion met with structural contractor on 7/15; contract for repairs is pending and will be presented to the Board of Directors for review, discussion and approval as soon as it is received during an emergency executive session meeting. Further update in August.
 - (B.) **Projects 2022 – Update:** Painting and parking lot slurry proposal prices have been confirmed will be held until September. IPS Paving requested a signed contract in order to hold the price. Signed contract sent to IPS Paving on 6/20 with a tentatively scheduled date after Labor Day. Both projects currently pending.

(C.) Solar Light Fixture Request: Request to install a solar light fixture in the parking lot, adjacent to the rear of Building 681-A. Feedback from the neighboring building owners was solicited by the Board for consideration. Long discussion held to review written and verbal feedback from Homeowners present. Motion to deny the request as submitted based on neighbor's feedback made by Keith Downs, second by Shelley Silver. Vote: 4-1, request denied.

(D.) Bank Signature Cards – Update: No update regarding the status of adding Asst. Treasurer Ellen Kosmatka as a signer on the bank accounts at the time of the meeting. Item remains pending; Further update in August.

IX. New Business:

(A.) Budget Committee: Volunteers are needed for the Budget Committee. Mindy Vermilion will send the request for volunteers in the community newsletter. Solomiya Pyatkovska and Ellen Kosmatka will co-chair the committee, with an introductory meeting on August 11th. The 2023 budget first draft is due in September for Board review, with the final draft due in October for final approval and distribution to the community.

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.)*

No comments by Homeowners present.

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

(A.) Correspondence:

1. – 767-A Email Correspondence: Correspondence from Homeowner 767-A regarding selling the HOA-owned unit read, reviewed and discussed. The comments will be forwarded to the Budget Committee for consideration. No further action at this time.

(B.) Legislation: None.

XIII. Next Meeting of the Board of Directors: **10:00 a.m., Saturday, August 13, 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 11:40 a.m. made by Shelley Silver, second by Ellen Kosmatka. Vote: 5-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Keith Downs, Association Secretary