

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
July 17, 2021**

DIRECTORS PRESENT: Ron Zurek (President), Keith Downs (Vice-President/Secretary), Solomiya Pyatkovska (Vice-President/Treasurer) and Steve Bandich (Vice-President/Director at Large)

DIRECTORS ABSENT: Shelley Silver (Vice-President/Director at Large)

HOMEOWNERS PRESENT: John Kosmatka and Richard Daskam

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 10:07 a.m., Saturday July 17, 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 May 15, 2021 and June 19, 2021 Meeting(s):**
 May 15, 2021: Motion to approve the minutes as presented made by Steve Bandich, second by Solomiya Pyatkovska. Vote: 4-0, approved.

 June 19, 2021: Deferred to July meeting due to lack of quorum of Directors present.
- 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	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.	
	6/19: Demo scheduled for 6/19; Area will be temporarily closed and signage posted. Further project update in July.	
	7/17: Project complete as of 7/8; Spa to remain closed until plaster is fully cured. Homeowners will be notified once it is open for use.	Complete
7/17/21	Front porch painting project has begun. Building 773 is complete, Building 799 is underway, Building 767 will be completed after the roofing project is complete.	Pending
7/17/21	Request to purchase dead bolt locks for the pool equipment doors as there have been multiple break ins from the outside; Request approved.	Pending
7/17/21	Request to change insurance Brokers – Discussion held; request approved. Motion made by Steve Bandich, second by Solomiya Pyatkovska. Vote: 4-0, approved.	Pending
7/17/21	Inspection Notices from CA Fair Plan are due no later than January 9, 2022. Tree work bid will be provided for approval at the August meeting.	Pending

- V. **Landscaping Report:** Verbal report given by Keith Downs.
 (A.) Request to add plantings in front of 681-A to replace the plantings that died; Approximate price \$150.00 for Arturo to install. Request tabled to August for further budget review.

VI. Architectural & Property Report:

(A.) Requests:

1. – 767-A Back Deck Request: Request from Homeowner to add Trex to the deck flooring and make an extension to the edge of the building. Revised drawings provided per the Board’s directions. Request reviewed and discussed; Motion to approve made by Keith Downs, second by Solomiya Pyatkovska. Vote: 4-0, approved.

(B.) Violations / Notices: Correction notices sent out on 5/25. At the time of this meeting, 12 of 14 notices have been satisfied. Thank you to all the Homeowners who received notices and took immediate action.

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.) Solar Panel Installation Request REVISED Policy Draft for Review, Discussion and Approval: Revised draft policy provided by Swedelson Gottlieb; Policy reviewed and discussed page by page by the Board of Directors. Motion to approve distribution to the membership for the required 28-day comment period made by Keith Downs, second by Steve Bandich. Vote: 4-0, approved.

(B.) Solar Panel Installation – Committee Update: Committee chairperson not present, no update given.

(C.) EV Charging Stations – Committee Update: Solomiya Pyatkovska provided information about SB 1016 regarding Association Homeowners rights to install EV charging stations and recommends having a policy in place the same as the solar panel installation request policy. Motion to acquire a policy from Swedelson Gottlieb with cost not to exceed \$800.00 made by Solomiya Pyatkovska, second by Keith Downs. Vote: 4-0, approved.

(D.) HOA Condo 749-C – Lease Expiring 8/31/21, Response from Tenants: Tenants requesting \$1,600.00/month with a two-year Lease agreement. Discussion held; Motion to approve \$1,600.00/month with \$100.00/month rate increase after the first year for \$1,700.00/month for the second year. Motion made by Solomiya Pyatkovska, second by Keith Downs. Vote: 4-0, approved. Mindy Vermilion will contact tenants with this offer with an update in August.

(E.) Re-Opening Guidelines – Discussion Regarding Facilities, Covid Guidelines, Etc: Discussion held; All facilities are fully open with patio furniture placed for use. The HOA recommends six feet social distance between users outside the same household.

IX. New Business:

(A.) Building 767 A/B Roof Project Update: The Board of Directors met in an Emergency Executive Session on July 9th to review the structural repairs contract from Boo Bears Construction. The bid was approved and the project is scheduled to begin Monday, July 19th. Homeowners have been notified the units cannot be occupied while the structural repairs are being made as it is a safety hazard. As soon as the structural repairs are complete the units can be occupied once again. Mindy Vermilion will keep the Homeowners and Board of Directors updated as the project progresses.

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.)*
None.

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., August 14, 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

XIV. Motion to Adjourn: Motion to adjourn the Open Session at 11:35 a.m. made by Solomiya Pyatkovska, second by Keith Downs. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Keith Downs, Association Secretary