

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
August 14, 2021**

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

DIRECTORS ABSENT: Steve Bandich (Vice-President/Director at Large)

HOMEOWNERS PRESENT: John Kosmatka and 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 10:04 a.m., Saturday August 14, 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 June 19, 2021 and July 17, 2021 Meeting(s):**
 June 19, 2021: Motion to approve the minutes as submitted made by Shelley Silver, second by Keith Downs. Vote: 3-0-1, approved. Solomiya Pyatkovska abstains due to her absence at the meeting.

 July 17, 2021: Motion to approve the minutes as submitted made by Keith Downs, second by Solomiya Pyatkovska. Vote: 3-0-1, approved. Shelley Silver 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. Highlights of the Manager’s Report are:

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. Smaller front porch step painting project is underway.	Underway
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.	
	8/14: Agenda item for further discussion and update	In Process

- 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 September, with funds from the landscaping budget held for insurance tree work as priority.
 (B.) Tree Trimming Bid per CA Fair Plan Inspection Notice Follow Up for Review: Tabled to September, following onsite inspection by the landscape committee chairperson. Mindy Vermilion will verify the bid price will be held beyond the 30 days stated on the proposal.
- VI. **Architectural & Property Report:**
 (A.) Requests: None

 (B.) Violations / Notices: Correction notices sent out on 5/25. At the time of this meeting, 13 of 14 notices have been satisfied. Follow up notice has been sent for the one outstanding violation. 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 for review – please contact Mindy Vermilion for a copy.

VIII. **Old Business:**

(A.) **Solar Panel Installation Request REVISED Policy Draft for Review, Discussion and Approval - Update:** Draft policy has been sent to the membership for the 28-day comment period. The end of the comment period is August 19, 2021. One comment received and read aloud. Comment addresses the question of insurance coverage required. Further investigation into this comment will be addressed and update given in September. Issue tabled to September for final draft and adoption.

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

(C.) **EV Charging Stations – Committee Update:** Short discussion held; EV Charging Station Policy proposal to be discussed in New Business.

(D.) **Building 767 A.B Roof Project Update:** Roof project is complete as of 8/13/21. There are some interior damages to be addressed as a result of rainstorms while the roof was open. Arturo is very capable to make these repairs and this project will be scheduled late summer/early fall after all moisture has been allowed to fully dry. Interior repairs will be scheduled at a time that is convenient for the Homeowners of these units.

(E.) **HOA Condo 749-C – Lease Expiring 8/31/21, Response from Tenants:** Lease Extension for one year at \$1,600.00/month has been signed by Ron Zurek and Solomiya Pyatkovska. Lease Extension currently out to the tenants for signature.

(F.) **Insurance Change of Broker – Update:** Request to change Broker of Record was sent to California Fair Plan on 8/10/21. New agent Theresa Vazquez is reviewing the current policies and obtaining a quote for a wrap-around policy to fill gaps in coverage not currently covered in the CA Fair Plan policies such as falling objects, vandalism, etc. These coverages are not required but highly recommended, if financially feasible. Mindy Vermilion is working with Theresa Vazquez to obtain the applications submitted by current agent of record Shelia Richards to verify and correct wrong information provided such as property addresses, short term rental units, etc. Further update in September.

IX. **New Business:**

(A.) **EV Charging Station Policy Proposal:** Proposal received from Swedelson Gottlieb to create a policy for EV Charging Station installation requests. Discussion held; Motion to table further discussion and approval to first quarter of 2022 made by Keith Downs, second by Shelley Silver. Vote: 4-0, approved.

(B.) **2022 Budget Committee:** Solomiya Pyatkovska will chair the 2022 Budget Committee. Mindy Vermilion will send a request for Homeowner volunteers through the newsletter. The committee will present a draft budget for review and discussion at the September 25th meeting, with final budget approval at the October 16th meeting.

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 – Request to the City to clean up the trash and debris in the dry lakebed area.

Lynn Ginesi – It appears a bear took a suet bird feeder from the back deck. Everyone be aware & careful!

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., September 25, 2021** Please note this meeting has been moved back one week to allow the budget committee as much time as possible to gather information and draft the 2022 budget.

Location: Due to COVID-19, monthly HOA meetings are being 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 11:52 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