

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
September 25, 2021**

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

DIRECTORS ABSENT: None

HOMEOWNERS PRESENT: John and Ellen Kosmatka, 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 10:06 a.m., Saturday September 25, 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 August 14, 2021 Meeting:** Motion to approve the minutes, as submitted made by Keith Downs, second by Shelley Silver. Vote: 4-0-1, approved. Steven Bandich abstains due to his 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
9/25/21	The pools and spas will remain open through October 17 th . The north spa will remain open for use through the winter/spring season.	

- V. **Landscaping Report:** Report submitted and read 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, with funds from the landscaping budget held for insurance tree work as priority.
 - (B.) Tree Trimming per CA Fair Plan Inspection Notice: Proposal approved in August, pending scheduling with Bear Valley Tree Care Service after trees are dormant for the season.
 - (C.) Final Fall Mowing, Stalcup Landscape: Motion to approve final mowing in October for \$800.00 made by Keith Downs, second by Shelley Silver. Vote: 5-0, approved.
 - (D.) DWP Turf Buy Back Program: Turf buy back program is offering \$1.00/square foot of turf removal through BBL DWP. Discussion held; Motion to proceed with turf removal along Cienega between the street and wood round rail fencing, contingent on program funds still available with plans for replacement plans to be addressed in 2022 made by Solomiya Pyatkovska, second by Keith Downs. Vote: 5-0, approved.

VI. Architectural & Property Report:

(A.) Requests: None

(B.) Violations / Notices: At the time of this meeting, one notice is outstanding. Homeowner acknowledges the notice has been received, referrals for repairs were sent by Manager and schedule is pending. Further update in October.

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 Policy for Review, Discussion and Approval - Update: Motion to approve and adopt the policy as presented, effective September 25, 2021 made by Keith Downs, second by Solomiya Pyatkovska. Vote: 5-0, approved.

(B.) Roof Project Update: Building 767 is complete, interior repairs are complete to 767-B, repairs to interior of 767-A is pending scheduling with Homeowner. Building 723 was scheduled to begin 9/22, however rain in the forecast delayed the start to Monday, 9/27. Homeowners have been notified. Further update in October.

(C.) Insurance Change of Broker – Update: Request to change Broker of Record was sent to California Fair Plan on 8/10/21. New Broker and Manager reviewed the original applications and are working to correct all mistakes ASAP. Further update in October.

IX. New Business:

(A.) 2022 Budget:

1. – 2022 Draft Budget for Review, Discussion and Approval: Long discussion held; more information on insurance and possible quote from State Farm to replace CA Fair Plan policies to be brought to October meeting for final approval of the 2022 budget.

2. – 2022 Draft Reserve Report for Review, Discussion and Approval: Some reserve component line items to be adjusted – Mindy Vermilion will work with SCT Reserve Consultants for revisions, with final draft approval in October for mailing to the membership in November.

(B.) Contracts & Proposals:

1. – Stalcup Landscape: Motion to approve the contract for the 2022 landscape maintenance services contract as presented (no increase in price) made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 5-0, approved.

2. – All American Spa Service: Motion to approve winterization proposal for the north and south pools and south spa and winter services contract for the north spa, twice weekly made by Shelley Silver, second by Keith Downs. Vote: 4-0, approved. *Steve Bandich was disconnected from the Zoom conference call.*

3. – Above and Beyond Painting: Motion to approve painting bid as presented for buildings 767 and 693 made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, approved. This project is contingent on the roof project. If additional wood rot is discovered and substantial repairs are required, painting funds will be allocated to the roof and painting will be deferred to 2022. Paint notices sent by California Fair Plan will be addressed by Association staff.

Director Steve Bandich was able to rejoin the meeting call at this time.

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:

1. – Requesting if anyone has knowledge of what is happening with the Spencer Real Estate property?

2. – Destination Big Bear is advising short term rental owners that bookings have decreased significantly and are encouraging owners to lower their rates to encourage more bookings.
3. – Regarding the roof plan: Mr. Kosmatka encourages the Board to continue replacing as quickly as possible.
4. – Mr. Kosmatka thinks removing the turf along Cienega is not a good idea, as it affects the curb appeal of the property. The grass will need to be removed, not just allowed to die as weeds will take its place.

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., SUNDAY October 24, 2021 Please note this meeting has been moved to accommodate the community manager's availability.

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 11:48 a.m. made by Solomiya Pyatkovska, second by Keith Downs. Vote: 5-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Keith Downs, Association Secretary