

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
June 19, 2021**

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

DIRECTORS ABSENT: Solomiya Pyatkovska (Vice-President/Treasurer) and Steve Bandich (Vice-President/Director at Large)

HOMEOWNERS PRESENT: Cheryl Gaines, Bill and Lorie Kay, Lynn Ginesi, John Kosmatka

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 10:08 a.m., Saturday June 19, 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 Meeting:** 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:

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|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 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. | Pending |
| 5/15/21 | Some short-term rental units have signs out of compliance. Discussion held; 10 days from date of Notification Letter for Homeowners to comply. Further update in June. | |
| | 6/19: Two signs remaining needing correction. Second follow up with the owners sent on 6/10. Further follow up in July. | Pending |

- V. **Landscaping Report:**
 - 1. – Correspondence from California Fair Plan inspector requires some tree trimming. Budgetary verbal bid given by Marty Murie - \$1,000.00. Marty recommends waiting to fall when trees are dormant for trimming. Manager to follow up with CA Fair Plan to confirm due date for compliance is January 9, 2022.
 - 2. – Pine tree #889 adjacent to 773-A is not thriving; Marty Murie recommends cutting the tree down.
 - 3. – Maple trees next to 755-A and 737-D had branches improperly cut; Marty Murie cut so they will self-heal properly.

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. Discussion held; further clarification and details to be provided by the Homeowner for approval. Request as submitted denied.

2. – 737-B Screen Door Request: Request from Homeowner to install Clear View brand retractable screen door with bronze/brown frame, installation by Bear City Glass. Motion to approve made by Keith Downs, second by Shelley Silver. Vote: 3-0, approved.

(B.) Violations / Notices: Correction notices sent out on 5/25. At the time of this meeting, 6 of 14 notices have been satisfied.

VII. Treasurer's Report: Report submitted by Solomiya Pyatkovska, read by Ron Zurek. Report available to Homeowners to review – please contact Mindy Vermilion for a copy.

VIII. Old Business:

(A.) Solar Panel Installation – Committee Update: Committee chairperson not present. Tabled to July.

(B.) Solar Panel Installation Request Policy Draft for Review, Discussion and Approval: Draft policy provided by Swedelson Gottlieb; Policy reviewed and discussed page by page by the Board of Directors. Revisions to be submitted to Swedelson Gottlieb and presented to the Board in July for final approval.

(C.) EV Charging Stations – Committee Update: Committee chairperson not present; Keith Downs, as a member of the committee provided a summary of EV chargers available in Big Bear, type of power required to have a charging station, etc. Further discussion in July when committee chairperson is present.

(D.) HOA Condo 749-C – Lease Expiring 8/31/21, Response from Tenants: Tenants requesting to pay \$1,550.00 instead of \$1,600.00. Request and current market rates discussed; the Board is firm on \$1,600.00/month as it is still well below market rate. The Board encourages the tenants to look around at what is available to understand the market value. Motion to approve \$1,600.00/month with a new one-year Lease agreement made by Shelley Silver, second by Keith Downs. Vote: 3-0, approved. Manager to contact tenants and will give further update in July.

IX. New Business:

(A.) Re-Opening Guidelines; Discussion Regarding Facilities, Covid Guidelines, etc.: Current guidelines by the Public Health Department and CDC reviewed and discussion held; At this time, the Board elects to keep the pools open, the spas closed, no patio furniture available and modification of the mask policy on the signs on the gates of both entrances. Further review and discussion to be held in July.

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.)*

Cheryl Gaines – No comments.

John Kosmatka – No questions. We were up for Memorial Day weekend and were able to watch the fireworks from the lakeshore over the tree line. We had a wonderful time.

Lynn Ginesi – The Board is doing a great job, I would like to see the spas open but understand the reasoning.

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

(A.) Correspondence: California Fair Plan correspondence

(B.) Legislation: None

XIII. Next Meeting of the Board of Directors: 10:00 a.m., June 19, 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 12:06 p.m. made by Shelley Silver, second by Keith Downs. Vote: 3-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Keith Downs, Association Secretary