

**BAYSHORE SKI & RACQUET CLUB  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING-OPEN SESSION  
May 25, 2019**

**DIRECTORS PRESENT:** Ron Zurek (President), Carole Hurst (Vice-President/Treasurer), Keith Downs (Vice-President/Secretary) and Joe Inzalaco (Vice-President)

**DIRECTORS ABSENT:** Lisa Conticelli (Vice-President)

**HOMEOWNERS PRESENT:** Julie Zurek

**PROPERTY MANAGERS:** Mindy Vermilion, Email: [bayshoreskihoa@gmail.com](mailto:bayshoreskihoa@gmail.com), 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 May 25, 2019 at Bayshore Ski & Racquet Club Condo 693-D, Big Bear Lake CA 92315.
- II. **Welcome and Introductions:** All in attendance were self-introduced and welcomed.
- III. **Approval of Minutes of the April 20, 2019 Meeting:** Motion to approve the minutes as submitted made by Keith Downs, second by Carole Hurst. Vote: 3-0-1, approved. Joe Inzalaco 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:

4/28/18	Roof rafters-All lower rafter beams are complete. Upper story rafter beams are currently being addressed.	
	6/23/18: Other higher priority projects are underway. Rafters will be addressed again as time allows.	Pending
4/28/18	Bridge to tennis courts and bridge adjacent to north pool area- Replacement of bridges to begin week of May 14 <sup>th</sup> by HOA maintenance staff. Project budget \$3,400.00	
	5/25: Project underway	Underway
4/20/19	Above & Below Pool Service to make an evaluation of all pool & spa equipment and make recommendations for repairs, replacement and preventative maintenance. Cost for evaluation \$200-\$300-approved.	
	5/25: Evaluation rescheduled due to weather. Reschedule date pending	Pending Scheduling
4/20/19	The south spa needs plaster. Bids to be collected & discussed at the May meeting.	
	5/25: Two plaster bids collected, to be discussed in the Executive Session.	Pending

- V. **Landscaping Report:** Verbal report given by Carole Hurst. Irrigation startup completed and weekly maintenance underway. Observations include that the property appears in top condition, however there are some trees and shrubs for Arturo to address and some time-released fertilizer to be spread in some areas.
- VI. **Architectural & Property Report:** Verbal report given by Lisa Conticelli in the Annual meeting.  
(A.) Requests: None.  
(B.) Violations: List of notices to be sent for paint and repair of back decks compiled on May 2<sup>nd</sup>.

Notices to be sent June 1, 2019 with a due date of August 30, 2019.

- VII. Treasurer's Report:** Operational Treasurer's Report submitted by Ron Zurek. Reserve expenditures report submitted by Carole Hurst. Discussion held; Both reports are on file with Manager Mindy Vermilion & available to Homeowners upon request.

**VIII. Old Business:**

(A.) 2019 Projects and Expenses-Project Updates:

2/23/19	Roofs	Bid obtained from Mike Jordan Roofing for Board review. At this time there is one building with an active roof leak (669) with four other buildings identified as needing roof replacement as soon as possible. Discussion held; further investigation into the status of all the roofs by professional contractors to be obtained, with material bids to include asphalt shingles as well as a metal alternative.	
	4/20	Proposals by MJ Roofing and Beckett Roofing provided, reviewed & discussed. Further information to be collected and discussed in May.	
	5/25	Revised bids for repair and replacement provided by Beckett Roofing to be discussed and approved in the Executive Session. CertainTeed Landmark Solaris, Heather Blend (ID #0668-0123) and non-vented method selected by Board members present. Mindy Vermilion will schedule with Beckett Roofing ASAP. Notice to Homeowners will be issued accordingly.	Pending Scheduling
4/20/19	Parking Lot	Revised contract provided, reviewed & discussed. Carole Hurst will follow up with IPS Paving for revisions to the contract and scheduling. To be further discussed in May.	
	5/25	Contract finalized and sent to IPS on 4/30/19. Required paperwork and insurance provided by IPS and on file. Project scheduled for June 10-12, notification to Homeowners, tenants and rental agencies will be provided by Managers ASAP.	Scheduled for June 10-12, 2019

- IX. New Business:** None.

- 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:** Letter received from Southwest Gas Co regarding proposed rate increases. If Homeowners need a copy, please inquire with Manager Mindy Vermilion.

(B.) **Legislation:** None

- XIII. Next Meeting of Board of Directors:** 10 a.m., Saturday June 22, 2019. Location: Bayshore Ski & Racquet Club South Pool Area, weather permitting. An alternate location TBD if inclement weather occurs. **Homeowners are encouraged to attend.**

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](http://www.bayshorehoa.org)

**XIV. Motion to Adjourn:** Motion to adjourn the Open Session at 11:27 a.m. made by Keith Downs, second by Joe Inzalaco. Vote: 4-0, adjourned.

Respectfully submitted by:

**Mindy Vermilion, Recording Secretary**