

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
February 22, 2020**

DIRECTORS PRESENT: Ron Zurek (President), Keith Downs (Vice-President/Secretary) and Solomiya Pyatkovska (Vice-President)

DIRECTORS ABSENT: Joe Inzalaco (Vice-President)

HOMEOWNERS PRESENT: Viktoriya Pyatkovska, Steve Bandich

PROPERTY MANAGERS: Mindy Vermilion, Email: 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 10:02 a.m., Saturday February 22, 2020 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 October 19, 2019 and January 18, 2020 Meeting(s):**
October 19, 2019: Per email correspondence, Carole Hurst approves the minutes as submitted. Email attached for reference. Per phone call with Mindy Vermilion, Joe Inzalaco approves the minutes as submitted. Keith Downs and Ron Zurek also approve the minutes as submitted. Vote: 4-0, approved.
January 18, 2020: Motion to approve the minutes as submitted made by Keith Downs, second by Solomiya Pyatkovska. Vote: 3-0, approved.
- 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.	
	10/19/19: Due to other higher priority projects this year, roof rafter beams will be deferred to 2020.	
	1/18/2020: Due to Worker's Compensation limits, lack of safety equipment and limited maintenance staff, this project is on hold indefinitely. Mindy Vermilion to bring a bid from a licensed contractor for Board consideration.	Tabled
7/20/19	Paint bids: Mindy Vermilion to bring bids from painting contractors to the August meeting for discussion.	
	8/17: Three paint bids provided for Board review and discussion in the Executive Session.	
	9/28: Painting deferred to 2020 due to budget constraints	Deferred to 2020
1/22/2020	Drainage issues reported in the southwest area of the parking lot. Mindy Vermilion is taking photos to discuss with IPS Paving before the slurry.	Open – To be addressed as weather allows
2/22/2020	Funds approved to compact the decomposed granite and add grow mulch in the flower beds throughout the property in the spring, when weather allows.	Open – To be scheduled as weather allows

- V. **Landscaping Report:** Verbal report by Keith Downs; Recommendations to be made in March.

VI. Architectural & Property Report:

Requests: Request by 675-C regarding solar lights installed – Request reviewed & discussed; Motion to deny request made by Keith Downs, second by Solomiya Pyatkovska. Vote: 3-0, request denied. Mindy Vermilion to follow up with Homeowner with details of request discussion.

Violations: No Violations for discussion at this time.

VII. Treasurer's Report: Report submitted & read by Solomiya Pyatkovska. Discussion held; Report on file with Manager Mindy Vermilion and available to Homeowners upon request.

VIII. Old Business:

(A.) Projects and Expenses: Review of 2020 proposed projects and budget – Discussion held. Discussion and review of projects and associated budgets will continue through the year with contracts to be carefully analyzed before a selection is made.

IX. New Business:

(A.) Contracts & Proposals:

1. – All American Spa Service – Replacement motor for south pool: Discussion held; warranty and possible electricity savings information reviewed per information provided by All American Spa Service. Motion to approve Pentair variable speed pump with installation for a total of \$1,562.00 made by Keith Downs, second by Solomiya Pyatkovska. Vote: 3-0, approved. If extended warranty is available for purchase, Mindy Vermilion will bring additional cost for consideration to the March meeting.

2. – Bear Valley Tree Care Service – Bid for tree trimming list provided by former Director Carole Hurst, carried over from 2019 provided by Bear Valley Tree Care Service. Motion to approve bid in the amount of \$1,775.00 made by Keith Downs, second by Solomiya Pyatkovska. Vote: 3-0, approved.

(B.) Bank Signature Cards – Forms to open Operating and Reserve accounts with Wells Fargo Business Department provided by Wheeler Steffen Property Management. Forms completed by Ron Zurek, Solomiya Pyatkovska and Keith Downs as signers on both accounts.

(C.) Farmers Policy – Association Farmers policy reviewed and discussed. Haven Management LLC to be removed as an Additional Insured and Wheeler Steffen Property Management Inc to be added. Motion to approve policy in the amount of \$23,309.00, without Terrorist coverage made by Keith Downs, second by Solomiya Pyatkovska. Vote: 3-0, approved.

(D.) Solar Panels – Deferred to April

X. Emergency Items Not on the Agenda:

(A.) Director Position Open – Homeowner Steve Bandich volunteers to fill the open Director seat. Discussion and Q & A held; Motion to nominate Steven Bandich to the open seat for a two-year term January 2020-January 2022 made by Keith Downs, second by Solomiya Pyatkovska. Vote: 3-0, approved.

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 Board of Directors:** 10:00 a.m., March 21, 2020. Location: Bayshore Ski & Racquet Club condo 693-C, Big Bear Lake CA 92315. **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

- XIV. Motion to Adjourn:** Motion to adjourn the Open Session at 11:45 a.m. made by Keith Downs, second by Solomiya Pyatkovska. Vote: 3-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Keith Downs, Association Secretary