

**BAYSHORE SKI & RACQUET CLUB  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING-OPEN SESSION  
March 10, 2018**

**DIRECTORS PRESENT:** Ron Zurek (President), Gary Marquez (Vice-President/Secretary) and Carole Hurst (Vice-President/Treasurer)

**DIRECTORS ABSENT:** Lisa Conticelli (Vice-President) and Joe Inzalaco (Vice-President)

**HOMEOWNERS PRESENT:** Solomiya Pyatkovska, Julie Zurek, Viktoriya Pyatkovska, Olga Olegnyk, Newton Baker.

**PROPERTY MANAGERS:** Mindy & Kevin Vermilion, Email: [bayshoreskihoa@gmail.com](mailto:bayshoreskihoa@gmail.com), Tel: (909) 866-1524, Fax: (909) 866-4074, Mailing address: PO Box 1217, 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 10:14 a.m., Saturday March 10, 2018 at Bayshore Ski & Racquet Club condo #737-D, Big Bear Lake CA 92315.
- II. **Welcome and Introductions:** All in attendance were self-introduced and welcomed.
- III. **Approval of Minutes of the January 20, 2018 Meeting:** Approval of the minutes deferred to the next meeting of the Board of Directors due to a lack of quorum of Directors present at the January 20, 2018 open session 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:
  - (A.) Bridge to tennis courts & bridge adjacent to the north pool area: Budget allowance set to repair both bridges at \$3,400 maximum, using galvanized bolts, pressure treated lumber, water sealer for the wood, primer & paint. Any additional wood replacement such as support beams found to be rotten will be additionally approved by the Board of Directors.
  - (B.) Managers to bring mounting options & corresponding costs for the basketball hoop to the April meeting for consideration.
  - (C.) Managers to follow up with Public Works regarding the sink hole found in the parking lot in front of building 681 to verify it is not a sewer line issue. Irrigation lines will also be inspected in that area to ensure sprinkler lines are in tact before making a more permanent repair.
  - (D.) New Rules signs were approved by the Board of Directors for both pool areas at a cost of \$210 plus tax & shipping for four metal signs. Signs have been verified to be compliant with the San Bernardino County Health Dept requirements.
  - (E.) Managers provided two bids for two poplar trees to be removed behind building 723, to be discussed in Executive Session.
  - (F.) Tree replacement bids will be provided after the poplar trees have been removed.
  - (G.) Deferred projects for spring are: north pool light fixture replacement, four valve replacements, south back flow ball valve repair. Projects will be scheduled in accordance with weather & budget.
  - (H.) Front porch light fixture replacement for 767-A approved by the Board of Directors.
  - (I.) Arturo will be addressing projects such as drywall repairs in the utility closets, gopher control, landscape & gutter maintenance and roof rafter beams.
  - (J.) Summer startups are tentatively scheduled as follows:  
Landscape Maintenance: Scheduled to begin May 3<sup>rd</sup>, maintenance every Thursday  
Irrigation: TBD, Stalcup is delaying the irrigation startups as long as possible due to the drought

Pools and Spas: Startup to begin May 15<sup>th</sup>, open prior to Memorial Day weekend

**V. Landscaping Report:**

(A.) Discussion held regarding the spring clean up bid provided by Stalcup Landscape. The Board of Directors elects not to have a spring clean up this year. Due to the mild winter weather and fall clean up, the Board feels Arturo can maintain the raking of pine needles and general landscape maintenance until Stalcup starts up the irrigation system and begins weekly maintenance services of the lawn and flower beds.

(B.) Arturo will continue to maintain the gopher activity throughout the complex, including smoothing out tunnels at the surface to keep from becoming a tripping hazard.

**VI. Architectural & Property Report:**

(A.) Per an email from Director Lisa Conticelli, there are no new action items at this time. A complete walk through of the property will be done as spring arrives to identify any new violations with back decks, window screens, etc.

**VII. Treasurer's Report:**

(A.) Monthly Treasurer's Report submitted & read by Ron Zurek. Copy of the Treasurer's Report is available to all Homeowners by request. Please contact Mindy Vermilion for a copy.

(B.) 2017 Draft Financial Statement: 2017 draft financial statement provided to all Directors for review. Discussion held; Ron Zurek was able to have the Association-owned condo made part of the financial statement and it is fully depreciated. Motion to accept the audited statement as presented made by Carole Hurst, second by Gary Marquez. Vote: 3-0, approved.

**VIII. Old Business: None.**

**IX. New Business:**

(A.) 2018 Projects & Expenses:

Reserve Projects: Proposed projects discussed are landscaping improvements in front of 749, 711 & 693, tree removal & replacement, irrigation valve & back flow valve repairs, north pool light fixture replacement, seamless gutters, lighting improvements, roof rafter repairs, and building maintenance such as chimneys, siding, flashing & paint. As better weather approaches, bids and proposals will be obtained per the Board's instruction for discussion and approval, pending budgetary allowances. Further discussion to be held in April.

Parking Lot Project: Carole Hurst will be the Committee Chairperson for the parking lot project. Homeowners wishing to join this committee, please contact Mindy Vermilion. Carole will bring an update to the April meeting for further discussion.

**X. Emergency Items Not on the Agenda:**

(A.) Association Insurance Policy: Liability & umbrella policies are due to renew March 31, 2018. Farmers policy reviewed & discussed. Policy cost \$27,000/year with a \$10,000 deductible. Motion to approve policy as provided made by Gary Marquez, second by Carole Hurst. 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.)***

**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 a.m., Saturday April 28, 2018. Location: Bayshore Ski & Racquet Club condo #773-A. **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 made to adjourn the Open Session at 11:58 a.m. by Gary Marquez, second by Carole Hurst. Vote: 3-0, approved.

Respectfully submitted by:

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**Mindy Vermilion, Recording Secretary**