

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
March 21, 2020**

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

DIRECTORS ABSENT: None

HOMEOWNERS PRESENT: Viktoriya & Volodymyr Pyatkovska

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 10:05 a.m., Saturday March 21, 2020 via video / telephone conference call.
- II. **Welcome and Introductions:** All in attendance were self-introduced and welcomed.
- III. **Approval of Minutes of the February 22, 2020 Meeting:** Motion to approve the minutes as presented made by Keith Downs, second by Solomiya Pyatkovska. Vote: 4-0, 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 April.

- VI. **Architectural & Property Report:**

Requests: None.

Violations: None.

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 – Spring startup proposal and contract for summer services: Deferred to April.

2. – LA Custom Pools and Spas: Motion to approved proposal for two (2) replacement coping pieces for the south pool and five (5) extra pieces to be kept in inventory for the future in the amount of \$1,675.00 including demo and install made by Keith Downs, second by Steve Bandich. Vote: 4-0, approved. To be scheduled prior to pool opening in May (pending).

(B.) CPA Audit: Draft financial audit submitted by CPA firm Owens, Moskowitz and Assoc. Inc review and discussed. Two items to be addressed by CPA's for final draft to be approved in April.

(C.) 2019 Taxes: Tax return submitted by Owns, Moskowitz and Assoc. Inc. Tax return reviewed and discussed; Clarity on one item to be addressed by CPA's for final draft to be approved in April.

(D.) Delinquency Policy: Updated delinquency policy provided by Wheeler Steffen Property Management; Policy reviewed and discussed. Motion to approve and adopt delinquency policy effective April 1, 2020 made by Keith Downs, second by Steve Bandich. Vote: 4-0, approved.

(E.) Worker's Comp Policy: Policy reviewed; Mindy Vermilion to follow up with Wheeler Steffen Property Management regarding annual audit. Further update in April.

(F.) Farmers Policy: Revised policy total, including Umbrella coverage is \$23,984 - \$66.00 under budget. Motion to approve policy total as submitted made by Keith Downs, second by Solomiya Pyatkovska. Vote: 4-0, approved.

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: None

(B.) Legislation: None

XIII. **Next Meeting of Board of Directors:** 10:00 a.m., April 18, 2020. Location: TBD. Due to COVID-19 restrictions, monthly HOA meetings will be held via video / telephone conference call until restrictions are lifted. Homeowners will be notified of instructions to join the monthly meetings. **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 11:00 a.m. made by Keith Downs, second by Solomiya Pyatkovska. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Keith Downs, Association Secretary