

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
April 28, 2018**

DIRECTORS PRESENT: Ron Zurek (President), Gary Marquez (Vice-President/Secretary), Lisa Conticelli (Vice-President) and Joe Inzalaco (Vice-President)

DIRECTORS ABSENT: Carole Hurst (Vice-President/Treasurer)

HOMEOWNERS PRESENT: Marilyn & Lynn Cooper

PROPERTY MANAGERS: Mindy & Kevin Vermilion, Email: 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 10:06 a.m., Saturday April 28, 2018 at Bayshore Ski & Racquet Club condo #773-A, 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 and March 10, 2018 Meeting(s):**
January 20, 2018: Motion to approve the minutes as submitted made by Lisa Conticelli, second by Joe Inzalaco. Vote: 3-0-1, Gary Marquez abstains due to his absence at the 1/20/18 meeting.
March 10, 2018: 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 March 10, 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:

4/28/18	Request from HOA-owned condo tenant to have heat ducting inspected. Bid from Eagle Mountain Plumbing & Heating to be reviewed & discussed during the Executive Session	Managers to follow up per Board instructions
4/28/18	Drainage culvert has been identified to be HOA property. Managers to bring bids to the May meeting for cleaning out of debris, trees, etc.	Further discussion in May
4/28/18	Roof rafters-All lower rafter beams are complete. Upper story rafter beams are currently being addressed.	Open
4/28/18	Bridge to tennis courts and bridge adjacent to north pool area- Replacement of bridges to begin week of May 14 th by HOA maintenance staff. Project budget \$3,400.00	Open
4/28/18	Boat trailer storage-Open on a first come, first serve basis. Homeowners must register their trailer plate number with Managers prior to storing. Managers will provide gate code once plate number has been provided.	Open
4/28/18	Irrigation repairs & startup to begin week of 4/30 per Stalcup	Open
4/28/18	Weekly landscape maintenance scheduled to begin May 3 rd , weather permitting. Weekly maintenance will continue every Thursday through September.	Open
4/28/18	Pools & Spas startup has begun. Startup costs, deferred repairs and summer contract to be reviewed & discussed in the Executive Session. Pending approval, approximate opening scheduled for May 15 th .	Open

4/28/18	Tree removal-two trees behind buildings 755/749/723/711 scheduled to be removed May 15 th . Homeowners will be notified.	Open
---------	---	------

V. **Landscaping Report:** Carole Hurst not present at the meeting. Landscaping items deferred to May.

VI. **Architectural & Property Report:** Report submitted & read by Lisa Conticelli. Copy of the Architectural report is available to all Homeowners by request. Please contact Mindy Vermilion for a copy.

VII. **Treasurer's Report:** Due to Carole Hurst's absence, 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.

VIII. **Old Business:**

(A.) 2018 Projects & Expenses:

1. **Reserve Projects:**

4/28/18	Landscape Improvements	Due to Carole Hurst's absence, project update deferred to May
4/28/18	Tree Removal	Scheduled for May 15 th ; see also Manager's Report
4/28/18	Irrigation Valves & Back Flow Repairs	Scheduled to begin April 30 th ; see also Managers' Report
4/28/18	Building Maintenance	Walk through to take place with all members of the Board and Managers to identify buildings to be addressed. Further update in May.
4/28/18	Seamless Gutters	Buildings to be addressed this year: 681, 699, 737, 767
4/28/18	Bridges	Projects to begin week of May 14 th ; see also Manager's Report.
4/28/18	Roof Rafters	Project underway; see also Manager's Report.
4/28/18	North Pool Light	To be addressed during summer startup; see also Manager's Report.

2. **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 Hurst not present; update deferred to May.

IX. **New Business:** None.

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

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.)*

(A.) Marilyn Cooper: Request to address building 681 this year as it is looking worn & in need of maintenance, as well as keep the gutters clear. Further, a request is being made to enhance the area around the north pool equipment room to block the building & improve the view.

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 May 19, 2018. Location: Bayshore Ski & Racquet Club condo #799-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

XIV. Motion to Adjourn: Motion made to adjourn the Open Session at 11:08 a.m. by Lisa Conticelli, second by Gary Marquez. Vote: 4-0, approved.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary