

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
May 16, 2020**

DIRECTORS PRESENT: Ron Zurek (President), Solomiya Pyatkovska (Vice-President/Treasurer), Keith Downs (Vice-President/Secretary) and Shelley Silver (Vice-President/Director at Large)

DIRECTORS ABSENT: Steve Bandich (Vice-President/Director at Large)

HOMEOWNERS PRESENT: Volodymyr Pyatkovska and Jenn Ramirez

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 10:07 a.m., Saturday May 16, 2020 via Zoom video / telephone conference call.
- II. **Welcome and Introductions:** All in attendance were self-introduced and welcomed.
- III. **Approval of Minutes of the April 18, 2020 Meeting:** Motion to approve the minutes as presented made by Keith Downs, second by Solomiya Pyatkovska. Vote: 3-0-1, approved. Shelley Silver abstains as she was not present for the April 18th 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	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.	
	4/18: Project scheduled to begin 4/21	
	5/16: Project complete as of 4/30	Complete
4/18/2020	Landscape & irrigations services tentatively scheduled to begin 5/7	
	5/16: Irrigation startup complete as of 5/15	Complete
4/18/2020	Pools/Spas CLOSED – Reopening and startup for the summer season pending approval by the San Bernardino County Health Department due to COVID-19.	

	5/16: Per discussion with the Board, the pools/spas/tennis courts will remain CLOSED pending approval and guidelines to open by the San Bernardino County Health Department.	Pending
5/16	Per correspondence with IPS Paving, the parking lot slurry is tentatively scheduled for June. Homeowners and tenants will be notified accordingly.	Pending

V. Landscaping Report: Verbal report given by Keith Downs.

(A.) Requests: Request from Homeowner 755-B to add landscaping in front of the unit. Discussion held; Motion to approve request as presented with plants and shrubs from the approved planting list and to be planted in accordance with the general landscape design plan. Motion made by Keith Downs, second by Shelley Silver. Vote: 4-0, approved.

VI. Architectural & Property Report:

Requests: None.

Violations / Notices:

(A.) Small list of notices to be sent to Homeowners for back deck repairs and paint. Due date for compliance – August 31st.

VII. Treasurer's Report: Report submitted & read by Solomiya Pyatkovska. Discussion held; Many budget categories remain below YTD budget allocations, delinquencies also remain low, overall the budget looks to be in very good shape at this time. Report on file with Manager Mindy Vermilion and available to Homeowners upon request.

VIII. Old Business:

(A.) CPA Audit: Revised draft audit reviewed & discussed. One more error was found in the CPA audit. Correction made on page six and will be mailed to the community.

(B.) 2019 Taxes: Motion to approve the revised 2019 tax returns as presented made by Keith Downs, second by Shelley Silver. Vote: 4-0, approved. Confirmation by the CPA that the line item “Other Deposits” in the amount of \$1,915.00 has been a carry-over from 2015 and will be dropped on next year’s audit and tax return as it cannot be substantiated.

(C.) Worker’s Comp Policy: Annual audit application completed by Wheeler Steffen Property Management on 4/30.

(D.) Wells Fargo Accounts Opening: Additional forms sent by Wheeler Steffen Property Management for completion by President Ron Zurek. Forms to be completed by Ron Zurek and sent back to WSPM as soon as possible.

IX. New Business:

(A.) Contracts & Proposals:

1. – Beckett Roofing – Roof replacement contracts for buildings 699, 755, 767: Discussion held; Further discussion and approval deferred to June. Mindy Vermilion to confirm contract prices will be held with Beckett Roofing for at least 180 days.

(B.) Dues Discussion: No comments or suggestions from Homeowners present. One email correspondence received with a suggestion to completely shut down the pools and spas since they are unusable per Health Department orders. Discussion held amongst the Board; no action to be taken at this time.

- 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.)*
No Homeowner comments
- 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., June 20, 2020. Location: 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 11:15 a.m. made Solomiya Pyatkovska, second by Keith Downs. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Keith Downs, Association Secretary