

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
May 19, 2018**

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

DIRECTORS ABSENT: Joe Inzalaco (Vice-President)

HOMEOWNERS PRESENT: Solomiya Pyatkovska, Volodymyr & Viktoriya Pyatkovska

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 10:10 a.m., Saturday May 19, 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 March 10, 2018 and April 28, 2018 Meeting(s):**
March 10, 2018: Motion to approve the minutes as submitted made by Carole Hurst, second by Gary Marquez. Vote: 3-0-1, approved. Lisa Conticelli abstains due to her absence at the meeting.
April 28, 2018: Motion to approve the minutes as submitted made by Gary Marquez, second by Lisa Conticelli. Vote: 3-0-1, approved. Carole Hurst abstains due to her absence at the 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	
	5/2: Project completed by Eagle Mountain Plumbing & Heating	Complete
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.	
	5/19: Tabled to June	Pending
4/28/18	Roof rafters-All lower rafter beams are complete. Upper story rafter beams are currently being addressed.	
	5/19: Project continues as time allows	Pending
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	
	5/19: Other projects took priority. Bridge projects to be addressed in June.	Pending
4/28/18	Irrigation repairs & startup to begin week of 4/30 per Stalcup	
	5/15: Startup complete	Complete
	5/19: Valve repairs to be addressed	Pending
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

	5/15: Poplar trees removed	Complete
	5/19: Stumps & root systems to be ground down on 5/21 per Bear Valley Tree Care Service	Pending

- V. **Landscaping Report:** Verbal report given by Carole Hurst. Highlights of the Landscape Report are:
 (A.) Tree bids provided by Stalcup Landscape:
 Columnar maple in front of building 711 \$790.00.
 Crabapple tree in the rear of building 693 \$890.00.
No action taken on these items at this time. Further bids & information to be collected & presented at the June meeting.
 (B.) Request from Homeowners 723-A: Request to remove the lilac bush off the front porch. Request denied at this time. Lilac bush to be trimmed down below the railing level for better visibility from the front door. Further information to be collected and request will be further reviewed.
- 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.
 (A.) Violations: Current list of 14 violations to be issued to Homeowners by Mindy Vermilion.
- VII. **Treasurer's Report:** On behalf of Carole Hurst, 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	
	5/19	Per verbal report from Carole Hurst, further bids & information needs to be collected-Deferred to June.	Pending
	5/19	Solomiya Pyatkovska would like to join the Landscape Committee. Carole Hurst & Mindy Vermilion will advise of all scheduled committee meetings.	
4/28/18	Tree Removal	Scheduled for May 15 th ; see also Manager's Report	
	5/15	Tree removal complete	Complete
	5/19	Root systems & stumps to be removed 5/21	Pending
5/19/18	Building Maintenance	Building 699: Cost breakdown provided for Board review.	
	5/19	Motion to approve funds in the amount of \$2898.00 for building 699 maintenance made by Lisa Conticelli, second by Gary Marquez. Vote: 4-0, approved.	Approved Project schedule pending
	5/19	Mindy Vermilion to bring cost breakdowns for buildings 681, 737 & 767 in June	Pending
4/28/18	Seamless Gutters	Buildings to be addressed this year: 681, 699, 737, 767	Pending

4/28/18	Bridges	Projects to begin week of May 14 th ; see also Manager's Report.	
	5/19	Project rescheduled to June due to other higher priority projects.	Pending
4/28/18	Roof Rafters	Project underway; see also Manager's Report.	Ongoing
4/28/18	North Pool Light	To be addressed during summer startup.	
	5/17	Light replaced by All American Spa Service	Complete

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.

5/19: Carole Hurst to meet with contractors and collect information to present to the Board. Further update in June.

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.) Solomiya Pyatkovska: Homeowner is offering to provide evergreen trees from her primary home off the mountain to be planted on the Bayshore property, if the Board would like to use them. Also, Homeowner is requesting referrals & information regarding back deck repairs. Mindy Vermilion will provide to Homeowner prior to the June 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 June 23, 2018. Location: Bayshore Ski & Racquet Club North Pool Area, hosted by Carole Hurst. **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 12:32 p.m. by Lisa Conticelli, second by Carole Hurst. Vote: 4-0, approved.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary