

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
June 20, 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: Natalie Glenar

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 June 20, 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 May 16, 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.	
	6/20/20: Bid from John Pfifer, licensed general contractor to be discussed later in the meeting.	Open
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	
	6/20/20: Paint bids to be discussed later in the meeting.	Open
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
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.	
	6/20: Reopening guidelines and plan to reopen to be discussed later in the meeting.	Open

5/16	Per correspondence with IPS Paving, the parking lot slurry is tentatively scheduled for June. Homeowners and tenants will be notified accordingly.	
	6/20: 90% of the parking lot slurry was completed on 6/10. Broken water lines repaired by DWP at the south entrance was completed on 6/11 and slurry of the remaining area will be scheduled ASAP.	Open
6/20	Request by Homeowner 773-C to keep kayaks locked onto the boat dock. Motion to deny request made by Shelley Silver, second by Keith Downs. Vote: 4-0, request denied.	Complete

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

Nice progress throughout the property since last month, things look pretty good overall. Regarding the request to add landscaping in front of building 699 this year, there are not funds available to complete this project this year. However, Homeowners can make improvements from the approved plan and planting list at their own cost, with an approved request. Ron Zurek will post the approved plan and planting list on the website for Homeowners interested. A request must be approved by the Board prior to any plantings being done. Please see the Association website or email Mindy Vermilion for the request form or with any questions.

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. At the time of the meeting there is one deck complete and two others are underway.

VII. Treasurer's Report: Report submitted & read by Solomiya Pyatkowska. Discussion held; Many budget categories remain below YTD budget allocations – though we are beginning to see some categories start to catch up such as landscaping, delinquencies also remain low. No areas of concern to discuss. Report on file with Manager Mindy Vermilion and available to Homeowners upon request.

VIII. Old Business:

(A.) Worker's Comp Policy: Annual audit application completed by Wheeler Steffen Property Management on 4/30. Final audit premium total \$5,571.00, an increase of \$153.00.

(B.) Wells Fargo Accounts Opening: No update from Wheeler Steffen Management given in time for the meeting. Mindy Vermilion will continue to follow up and update the Board.

(C.) Projects and Expenses 2020: Budgets for Reserve and Operating projects updated and provided for Board review. Most of the operating projects have come in under budget so far. Expenditures will continue to be closely reviewed and the budgets will be updated.

IX. New Business:

(A.) Contracts & Proposals:

1. – Beckett Roofing – Roof replacement contracts for buildings 699, 755, 767: Discussion held; Motion to approve the bids as submitted made by Keith Downs, second by Shelley Silver. Vote: 4-0, approved. Mindy Vermilion will arrange scheduling with contractor and Homeowners will be notified accordingly.

2. – Painting – Paint bids for buildings 699, 737 and partial painting for buildings 749, 755: Discussion held; Motion to approved Above and Beyond Painting bid for a total of \$23,750.00 made by Shelley Silver, second by Keith Downs. Vote: 4-0, approved. Mindy Vermilion will arrange

scheduling with contractor and Homeowners will be notified accordingly.

3. – Rafter Beam & Woodpecker Repairs: Verbal bid provided from John Pfifer, general contractor. \$500/building to complete the rafter beams project, 9 buildings need completion for a total of \$4,500.00. \$100/window to complete woodpecker damage repairs, with 3 windows needing repair. Total for both projects to be completed - \$4,800.00. Motion to approved funds from the operating account for these repairs made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, approved.

(B.) Pool(s) Opening, Safety & Cleaning Protocols, Rules, Etc: Guidelines from the CDC and San Bernardino County reviewed, long discussion held. Plan for reopening and rules for posting created by the Board. Motion to approve the plan for reopening and rules for posting as discussed made by Shelley Silver, second by Keith Downs. Vote: 4-0, approved. Target date for opening the pools is July 1st. The Board reserves the right to close the pool facilities if rules are not being followed or COVID-19 conditions worsen.

X. Emergency Items Not on the Agenda:

IPS Paving Invoice: IPS Paving sent invoice for payment for the parking lot slurry. Contractor is requesting 90% payment, with the remainder to be paid when the unfinished portion of the parking lot is completed. Discussion held; Motion to approve 75% payment now, with remaining 25% on completion made by Keith Downs, second by Solomiya Pyatkovska. Vote: 4-0, 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.)*
No Homeowner comments

XII. Property and Association Issues Not On Agenda (In Executive Session Book):

(A.) Correspondence: Farmers policy additional insured revision received on 6/12/20. Discussion held; Mindy Vermilion will contact the Farmers agent to have this removed.

(B.) Legislation: None

XIII. Next Meeting of Board of Directors: 10:00 a.m., July 18, 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 12:25 p.m. made by Keith Downs, second by Solomiya Pyatkovska. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Keith Downs, Association Secretary