

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
June 22, 2019**

DIRECTORS PRESENT: Ron Zurek (President), Carole Hurst (Vice-President/Treasurer), Keith Downs (Vice-President/Secretary) and Joe Inzalaco (Vice-President)

DIRECTORS ABSENT: Lisa Conticelli (Vice-President)

HOMEOWNERS PRESENT: Lynn Ginesi, Solomiya & Volodymyr Pyatkovska, Russell & Mary Maguire

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 22, 2019 at Bayshore Ski & Racquet Club South Pool Area, Big Bear Lake CA 92315.
- II. **Welcome and Introductions:** All in attendance were self-introduced and welcomed.
- III. **Approval of Minutes of the May 25, 2019 Meeting:** Motion to approve the minutes as submitted made by Keith Downs, second by Joe Inzalaco. 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.	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	
	5/25: Project underway	
	6/22: Project complete	Complete
4/20/19	Above & Below Pool Service to make an evaluation of all pool & spa equipment and make recommendations for repairs, replacement and preventative maintenance. Cost for evaluation \$200-\$300-approved.	
	5/25: Evaluation rescheduled due to weather. Reschedule date pending	
	6/22: Evaluation completed on 6/7. Recommendations made for water chemistry and equipment maintenance to be handled by All American Spa Service with assistance from Bayshore staff.	Complete
4/20/19	The south spa needs plaster. Bids to be collected & discussed at the May meeting.	
	5/25: Two plaster bids collected, to be discussed in the Executive Session.	
	6/22: Three plaster bids collected, to be discussed in the Executive Session.	Pending

- V. **Landscaping Report:** Verbal report given by Carole Hurst. The budget will not allow any major improvements this year, however there is a small allowance left to replace several dead shrubs that did not come back this year. Otherwise everything came back beautifully and with the tree trimming complete and ongoing maintenance the property looks like the resort community it is known to be.

VI. **Architectural & Property Report:** Lisa Conticelli not present; see Manager's Report.

(A.) Requests: None.

(B). Violations: 26 Notices were sent on June 7th with a deadline of August 31st.

VII. **Treasurer's Report:** Operational Treasurer's Report submitted by Ron Zurek. Reserve expenditures report submitted by Carole Hurst. Discussion held; Both reports are on file with Manager Mindy Vermilion & available to Homeowners upon request.

VIII. **Old Business:**

(A.) 2019 Projects and Expenses-Project Updates:

2/23/19	Roofs	Bid obtained from Mike Jordan Roofing for Board review. At this time there is one building with an active roof leak (669) with four other buildings identified as needing roof replacement as soon as possible. Discussion held; further investigation into the status of all the roofs by professional contractors to be obtained, with material bids to include asphalt shingles as well as a metal alternative.	
	4/20	Proposals by MJ Roofing and Beckett Roofing provided, reviewed & discussed. Further information to be collected and discussed in May.	
	5/25	Revised bids for repair and replacement provided by Beckett Roofing to be discussed and approved in the Executive Session. CertainTeed Landmark Solaris, Heather Blend (ID #0668-0123) and non-vented method selected by Board members present. Mindy Vermilion will schedule with Beckett Roofing ASAP. Notice to Homeowners will be issued accordingly.	
	6/22	Re-roofing of building 669 began on 6/18, Homeowners were notified. Projected timeframe to complete is 10 working days. David Beckett strongly recommended adding venting to prevent rotten substructure problems in the future and offered to do the venting to building 669 at no extra charge. Motion to approve venting at no extra charge made by Carole Hurst, second by Keith Downs. Vote: 3-1, approved. Building 749 will be addressed next; schedule and notification pending.	Project Underway
4/20/19	Parking Lot	Revised contract provided, reviewed & discussed. Carole Hurst will follow up with IPS Paving for revisions to the contract and scheduling. To be further discussed in May.	
	5/25	Contract finalized and sent to IPS on 4/30/19. Required paperwork and insurance provided by IPS and on file. Project scheduled for June 10-12, notification to Homeowners, tenants and rental agencies will be provided by Managers ASAP.	
	6/22	Due to low overnight temps in the high 30' / low 40's, IPS delayed the project to July 22-24. Homeowners, tenants and rental agencies have been notified.	Scheduled for July 22-24

IX. **New Business:** None.

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 a.m., Saturday July 20, 2019. Location: Bayshore Ski & Racquet Club South Pool Area, weather permitting. An alternate location TBD if inclement weather occurs. **Homeowners are encouraged to attend.**

Due to scheduling conflicts, the August meeting has been changed to August 17, 2019.

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 Joe Inzalaco. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary