

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
June 23, 2018**

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

DIRECTORS ABSENT: Gary Marquez (Vice-President/Secretary), Lisa Conticelli (Vice-President)

HOMEOWNERS PRESENT: Cammie Smith, 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 10:05 a.m., Saturday June 23, 2018 at Bayshore Ski & Racquet Club North 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 19, 2018 Meeting:** Deferred to July, as there is not a quorum of Directors present at the May 19, 2018 meeting to approve the minutes as presented.
- 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	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
	6/23: Mindy Vermilion presented a bid from Estrada's Construction to remove & haul away debris. Further investigation & information to be brought to the July meeting.	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
	6/23: 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	
	5/19: Other projects took priority. Bridge projects to be addressed in June.	Pending
	6/23: The bridge adjacent to the north pool area began on 6/11	Completion 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
	6/23: Stumps removed, roots systems ground down to grade	Complete
6/23/18	North & South Spa Heaters: serviced & flushed for hard water scale, north spa heater received a new thermostat. Suggestion by Director Joe Inzalaco to install a scale inhibitor to be researched & further addressed in the July meeting.	Complete
6/23/18	HOA Rental Unit: repairs & cleaning are complete. Unit is advertised for rent at \$1500/month.	Pending

- V. **Landscaping Report:** Verbal report given by Carole Hurst. Highlights of the Landscape Report are:
 (A.) Review of Landscape Improvements Project: Three bids have been obtained. Estrada's Construction approximately \$31,000, Stalcup Landscape approximately \$2,000 for the front of building 749 only and Nativescapes approximately \$26,000 including irrigation additions. Discussion held; some questions from the Board are: Is it necessary, can it be deferred, should we keep further funding the Reserves for other more important issues such as roofs, parking lot, building wood maintenance? Carole Hurst is suggesting allocating \$1,000 to add some flowers & bushes to fill some holes but to defer any big improvements. The Board agrees that Carole Hurst will further revise & scale down the scope of work and bring more suggestions to the July meeting.

- 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 have been issued as of June 15, 2018.
 (B.) Requests: No new requests at this time.

- VII. **Treasurer's Report:** Two reports provided for the meeting by Carole Hurst & 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.	
	6/23	Further revisions to be made to the project with further suggestions & revised bids to be presented at the July meeting.	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.	
	5/19	Mindy Vermilion to bring cost breakdowns for buildings 681, 737 & 767 in June	

	6/23	Cost estimates for buildings 681, 699, 737 & 767 reviewed & discussed. Motion to approve building maintenance, beginning with building 737 first made by Carole Hurst, second by Joe Inzalaco. Vote: 3-0, approved.	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.	
	6/23	Bridge adjacent to north pool began 6/11	Completion Pending
4/28/18	Roof Rafters	Project underway; see also Manager's Report.	Ongoing

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.

6/23: Update given by Chairperson Carole Hurst; New bid by IPS provided. Bids by IPS, Roman's Construction and Mile High review and discussed in addition to drainage issues. Project discussion table to July with further information to be collected & presented by Carole Hurst.

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.)*

(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. Homeowner will provide photos for the Board to consider where/if the trees would be appropriate throughout the property.

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 21, 2018. Location: Bayshore Ski & Racquet Club South Pool Area, hosted by Joe Inzalaco. Alternate location in case of weather issues: 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 11:54 a.m. by Joe Inzalaco, second by Carole Hurst. Vote: 3-0, approved.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary