

**BAYSHORE SKI & RACQUET CLUB**  
**HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING-OPEN SESSION**  
**January 18, 2020**

**DIRECTORS PRESENT:** Ron Zurek (President), Keith Downs (Vice-President/Secretary) and Solomiya Pyatkovska (Vice-President)

**DIRECTORS ABSENT:** Joe Inzalaco (Vice-President)

**HOMEOWNERS PRESENT:** Volodymyr Pyatkovskyy

**PROPERTY MANAGERS:** Mindy Vermilion, Email: [bayshoreskihoa@gmail.com](mailto: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 10:03 a.m., Saturday January 18, 2020 at Wheeler Steffen Sotheby's Conference Room, 596 Pineknot Ave, Big Bear Lake CA 92315.
- II. **Welcome and Introductions:** All in attendance were self-introduced and welcomed.
- III. **Approval of Minutes of the October 19, 2019 Meeting:** There is not a quorum of Directors present at the meeting to approve the minutes. Mindy Vermilion will reach out to those Directors present for written approval of the minutes via email correspondence.
- 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

- V. **Landscaping Report:** Reviewed & discussed in the Annual Meeting.
- VI. **Architectural & Property Report:** None.
- VII. **Treasurer's Report:** Reviewed & discussed in the Annual Meeting.
- VIII. **Old Business:** None.

**IX. New Business:**

**(A.) Contracts & Proposals:**

1. – All American Spa Service – Replacement motor for south pool: Discussion held; warranty and possible electricity savings information to be provided at the February meeting.

**(B.) Election of Officers: Discussion held; Officers and Chairpersons are as follows:**

President – Ron Zurek

Treasurer – Solomiya Pyatkovska

Secretary – Keith Downs

Landscape Chairperson – Keith Downs

Architectural Requests to be sent to Mindy Vermilion for approval by the Board of Directors

**(C.) Bank Signature Cards – Selection of Signers:** New signature cards will be brought to the February meeting. Signers will be Ron Zurek, Keith Downs and Solomiya Pyatkovska.

**(D.) HOA Bank Accounts – Move to Wells Fargo:** Discussion held with Paul Steffen via telephone. Due to high fees at Union Bank and Paul Steffens' long standing relationship with Wells Fargo Business Department, the Board will be moving the Operating and Reserve accounts to Wells Fargo. Wheeler Steffen Property Management will handle the transfer.

**(E.) Financial Statement Reporting:** Discussion held with Paul Steffen via telephone regarding concerns Ron Zurek has with the financial statement reports. Ron Zurek would like the prepaid assessments, prepaid rent and rental security deposit to all be moved to Liabilities. Paul Steffen will make this correction for future financial statements.

**(F.) 2020 Meeting Dates:** Dates for the 2020 meetings will be: February 22<sup>nd</sup>, March 21<sup>st</sup>, April 18<sup>th</sup>, May 16<sup>th</sup>, June 20<sup>th</sup>, July 18<sup>th</sup>, August 15<sup>th</sup>, September 19<sup>th</sup>, October 17<sup>th</sup>, December 12<sup>th</sup>.

**(G.) 2020 Projects, Projects Budget(s) and Budget Review:** Discussion held; Reserve projects identified as roof replacements for three buildings (755, 767 and 699), painting, landscape improvements, parking lot slurry, tree trimming and pool motor replacement. Operating projects identified as fence repairs & staining, sidewalk repairs, building wood repairs, front porch painting, pool deck sealing and utility door repairs. These are loose budgetary numbers being considered; budget analysis will continue to be reviewed and contracts will be approved prior to work starting.

**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:** 10:00 a.m., February 22, 2020. Location: Bayshore Ski & Racquet Club condo 693-D, Big Bear Lake CA 92315. **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](http://www.bayshorehoa.org)

**XIV. Motion to Adjourn:** Motion to adjourn the Open Session at 11:40 a.m. made by Keith Downs, second by Solomiya Pyatkovska. Vote: 3-0, adjourned.

Respectfully submitted by:

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Mindy Vermilion, Recording Secretary

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Keith Downs, Association Secretary