

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

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

**DIRECTORS ABSENT:** None

**HOMEOWNERS PRESENT:** Volodymyr Pyatkovska, Lynn Ginesi, Leo and Jenn Ramirez, Cammie & Sean Smith.

**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 10:07 a.m., Saturday April 18, 2020 via video / telephone conference call.
- II. **Welcome and Introductions:** All in attendance were self-introduced and welcomed.
- III. **Approval of Minutes of the March 21, 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.	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 – To be addressed as weather allows
2/22/2020	Funds approved to compact the decomposed granite and add grow mulch in the flower beds throughout the property in the spring, when weather allows.	
	4/18: Project scheduled to begin 4/21	Pending
4/18/2020	Landscape & irrigations services tentatively scheduled to begin 5/7	Pending
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.	Pending

- V. **Landscaping Report:** No report provided due to lack of being able to visit the property due to Shelter in Place order. Report deferred to Manager's Report.
- VI. **Architectural & Property Report:**  
**Requests:** None.  
  
**Violations:**  
(A.) 675-C: Solar lights installation violation not satisfied. Notice of time to complete within 15 days of the notice to be sent to the Homeowner. If not satisfied by that date, Association will remove the lights and store in the garage for the Homeowner to collect.
- VII. **Treasurer's Report:** Report submitted & read by Solomiya Pyatkovska. Discussion held; Report on file with Manager Mindy Vermilion and available to Homeowners upon request.
- VIII. **Old Business:**  
(A.) CPA Audit: Revised draft audit reviewed & discussed. Motion to approve the revised audit for distribution to the community made by Keith Downs, second by Solomiya Pyatkovska. Vote: 4-0, approved.  
  
(B.) 2019 Taxes: Revised tax return not received in time for the meeting. Pending discussion and approval in May.  
  
(C.) Worker's Comp Policy: Annual audit application sent to Wheeler Steffen Property Management on 4/15 for completion by 5/1. Further update in May.  
  
(D.) Wells Fargo Accounts Opening: Per email from Wheeler Steffen Property Management, as of 4/7 the new accounts opening is still pending. Staff cutbacks and work from home situations is slowing the process. Mindy Vermilion will continue to follow up with WSPM and update the Board in May.
- IX. **New Business:**  
(A.) Contracts & Proposals:  
1. – All American Spa Service – Spring startup proposal and contract for summer services: Motion to approve the contracts with startup delayed until reopening is approved by the San Bernardino County Health Department due to COVID-19 made by Solomiya Pyatkovska, second by Keith Downs. Vote: 4-0, approved.  
  
(B.) Open Board Member Seat Application(s): Review of one application submitted by Shelley Silver for the open seat on the Board of Directors. Application read aloud, reviewed & discussed. Motion to approve Shelley Silver for the Director at Large position through March 2021 made by Keith Downs, second by Steve Bandich. Vote: 4-0, approved.
- 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.) Sean Smith: Requesting the Board to consider relief plan for monthly dues for Homeowners who may be struggling to make these payments.  
There is no such plan at this time, however the Board is requesting Homeowners to submit their ideas how/where to make cutbacks in the budget to reduce the amount of dues needed to cover Association bills to accommodate for reduced dues collected. **This will be an agenda item for**

discussion at the May 16, 2020 meeting. Homeowners are all encouraged to bring ideas and suggestions.

**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., May 16, 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](http://www.bayshorehoa.org)

**XIV. Motion to Adjourn:** Motion to adjourn the Open Session at 10:58 a.m. made Solomiya Pyatkovska, second by Keith Downs. Vote: 4-0, adjourned.

Respectfully submitted by:

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Mindy Vermilion, Recording Secretary

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Keith Downs, Association Secretary