

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
September 19, 2020**

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

DIRECTORS ABSENT: Shelley Silver (Vice-President/Director at Large)

HOMEOWNERS PRESENT: Volodymyr Pyatkovska, Cheryl Gaines

PROPERTY MANAGER: 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 10:16 a.m., Saturday September 19, 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 August 15, 2020 Meeting:** Motion to approve the minutes as presented made by Solomiya Pyatkovska, second by Steve Bandich. Vote: 3-0-1, approved. Keith Downs abstains as he was not present for the entire meeting.
- 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 Pfeiffer, licensed general contractor to be discussed later in the meeting.	
	7/18: Projects scheduled to begin the week of August 3 rd . Homeowners will be notified.	
	8/15: Projects scheduled to begin approx. the week of August 31 st	
	9/19: Projects underway	Underway
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.	
	7/18: Painting project scheduled to begin the week of August 3 rd . Homeowners will be notified.	
	8/15: Project underway; Homeowners notified	Underway
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
	9/19: Project completed by IPS Paving on 9/5.	Complete

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.	
	7/18: COVID-19 Pool rules, disinfection schedule and modified hours of operation approved by the Board in an emergency executive session on 6/27/20. Guidelines and rules posted at both pool locations.	
	8/15: Pools remain open – Approximate shut down date end of September to mid – October, weather permitting.	
	9/19: Pools will remain open through October 18 th . Permission to keep a spa open through the winter season is pending approval by the Public Health Officer.	Pending
9/16/2020	<p>HOA-Owned Condo Tenant Requests:</p> <p>1. – Stairs to be added to the back deck: Discussion held; Board is not in favor but if the tenants would like to pay for the stairs to be added by a Licensed Contractor, they can submit an architectural request for review.</p> <p>2. – Cracks between the hardwood floor planks be filled: Discussion held; Request denied.</p> <p>3. – Doorknobs replaced: A couple doors in the unit have hardware with locks but no keys are available. Motion to replace the doorknobs with hardware with push-in type locks appropriate for a bedroom door made by Solomiya Pyatkovska, second by Keith Downs. Vote: 3-1, approved. Steve Bandich votes nay.</p>	<p>Pending</p> <p>Denied</p> <p>Pending</p>

V. Landscaping Report: Verbal report given; also see Manager's Report.

(A.) Items for Approval:

1. – Final Mowing \$800.00 by Stalcup: Weekly services end on September 24th per the contract. Motion to approve a final mowing in October by Stalcup for \$800.00 made by Solomiya Pyatkovska, second by Keith Downs. Vote: 4-0, approved.

2. – Large Dead Pine Tree: Marty Murie inspected the large, dead pine tree behind building 799. Marty advises it died due to bark beetles and needs to be removed ASAP. Bear Valley Tree Care Service bid \$2,825.00 to cut down and remove. Motion to approve made by Steve Bandich, second by Keith Downs. Vote: 4-0, approved.

3. – Bark Beetles Spray Treatment: Marty Murie advised a bark beetle spray treatment for the surrounding trees near the dead pine tree to protect them from infection and future tree removal(s). One treatment will be needed in the fall, another again in the spring. Motion to approve spray treatment of \$600.00 made by Keith Downs, second by Solomiya Pyatkovska. Vote: 4-0, approved.

4. – Homeowner Request to add Landscaping from the August Meeting: Request from last month to add landscaping is deferred due to lack of funds. This item will be reviewed again in spring 2021.

VI. Architectural & Property Report:

(A.) Requests: None.

(B.) Violations / Notices:

(1.) Small list of notices sent to Homeowners for back deck repairs and paint. Due date for

compliance – August 31st. At the time of the meeting four of five deck notices have been satisfied, one has an extension through October 31, 2020.

- 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. Motion to approve the Treasurer's Report as submitted made by Keith Downs, second by Steve Bandich. Vote: 4-0, approved.

VIII. Old Business:

(A.) Wells Fargo Accounts Opening: Accounts have been opened, checks have been ordered and are being used. Pending funds being transferred and Union Bank accounts to be closed.

(B.) 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.

1. – Painting: Project began 8/3; Buildings 749, 755 and 737 complete. Building 699 is underway; Homeowners were notified.

2. – Roofs: Building 755 began on 8/31 and will take approximately three weeks to complete; Homeowners have been notified. Schedule for Building 767 is scheduled to tentatively begin around 9/21; Homeowners have been notified. Building 699 TBD.

3. – Woodpecker and Roof Rafter Beam Repairs: Project began 9/14; Pending completion.

IX. New Business:

(A.) Budget Committee – Draft 2021 Budget for Review and Discussion: Draft budget submitted and discussed. \$4,000 from the payroll line item will be reallocated to insurance. Motion to approve the budget with these changes made by Solomiya Pyatkovska, second by Keith Downs. Vote: 4-0, approved. **The monthly dues amount remains \$495.00/month for 2021.**

(B.) Schedule for Annual Meeting/Election of the Board of Directors: Per the CC&R's the annual meeting and election of the Board should be held in March. Schedule for nominations and ballots presented to the Board for review. The annual meeting and election of the Board is scheduled for March 20, 2021, 9:00 am via Zoom.

(C.) Adoption of Election Rules: Nomination and election procedures presented to the Board for review. Motion to adopt the rules as presented made by Steve Bandich, second by Keith Downs. Vote: 4-0, approved.

(D.) Contracts & Proposals:

1. – All American Spa Service – Winterization and 2020-2021 Winter Contract: Discussion held; Motion made to close and winterize the pools October 19th made by Keith Downs, second by Steve Bandich. Vote: 3-1, approved. Solomiya Pyatkovska votes nay. **The north spa will open for the winter season pending approval from the Public Health Officer.**

2. – Beckett Roofing – Building 773 Replacement Bid: Homeowner 773-C notified Manager Mindy Vermilion that interior water damage was visible. Beckett Roofing conducted a water test where the leak could not be repeated. However, with visible water damage inside, Beckett advises that it could be a slow percolation of water with snow melt. Discussion held; Motion to approve the contract as present with the lower half of the roof to be done in 2020 and the upper half to be done in 2021 made by Solomiya Pyatkovska, second by Keith Downs. Vote: 3-1, approved. Steve Bandich votes nay.

X. Emergency Items Not on the Agenda:

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.)*

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., October 17, 2020. Location: Due to COVID-19 restrictions, monthly HOA meetings will be held via video / telephone conference call. 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 12:35 p.m. made by Steve Bandich, second by Keith Downs. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Keith Downs, Association Secretary