

## **PRESIDENT'S ANNUAL REPORT OCTOBER 2023**

Dear Bayshore Ski and Racquet Club Homeowner,

During the past year your team, consisting of Manager Mindy Vermilion, the Board of Directors, and Wheeler Steffen Property Management, worked very hard in this challenging economy to manage, maintain, and improve your investment in Bayshore. I want to thank each and everyone involved in doing so, especially our handyman Arturo for maintaining the property beautifully, reflected by the solid resell market value of the units.

Over the past year, our Manager Mindy arranged for and supervised many improvements to the buildings both in painting and roof replacement. State Farm Insurance recognizes how well Bayshore is maintained and has opted to renew our property insurance for another year.

We completed the roof of building 693 which needed structural repair and finished painting buildings 711 and 781. We also painted the front porches and steps on five buildings. We have a couple open violations of homeowners not maintaining their back deck. The Board thanks you for your cooperation in finishing this project as soon as possible weather permitting. We performed annual tree trimming including defensible space per the fire code.

The roofs are a constant challenge to maintain and are under a 10-year plan to replace all of them along with structural repairs as necessary. This has put a strain on our reserves. The Budget Committee recommended to increase the dues to \$610.00 per month starting January 1, 2024 to cover increased expenses due to inflation. This includes the reserve allocation of \$283.05 per month per unit to replace items at the end of their useful life. This will also ensure that Bayshore will continue to be one of the premium condominium projects in the Big Bear Valley. I want to thank the Budget Committee for their diligent review of the expenses in holding the increase as very minimal.

The Board hopes to see you at the Bayshore Annual Meeting on Saturday, March 23, 2024 at 9:00am via Zoom. We will have three Director positions open for two-year commitments. If you are interested in serving and have some fresh ideas, please contact Mindy at (818) 489-4511 or email her at [manager@bayshorehoa.org](mailto:manager@bayshorehoa.org).

Please look for your ballot from Wheeler Steffen in the mail in a few months and return it promptly. It is important that we have a quorum of homeowners to hold an election. Return your ballot to the Association at P.O. Box 1224, Big Bear Lake, CA 92315. This saves us from calling you to obtain your important vote.

In closing, on behalf of the Board of Directors and your management teams, I would like to extend a safe and enjoyable autumn season in the mountains, and a blessed holiday season with your family.

Ron Zurek, President  
Bayshore Ski and Racquet Club HOA, Inc.