

PRESIDENT'S ANNUAL REPORT OCTOBER 2024

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, continued to work 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, as reflected by the solid retail market value of the units.

Over the past year, our Manager Mindy professionally arranged for and supervised many improvements to the property and buildings. The roof replacement project continues making progress by necessary structural and roof rebuild of at least one building per year. This year it was building 699. We painted building 675 and seven buildings' front porches and steps. We performed some siding, trim, and fascia painting. We installed safety and cosmetic improvements to the boat dock, and as the lake level rises this will give access to your boat for day use. Or, you can also take a folding chair and just sit and admire the gorgeous view.

I am proud of our budget committee for their hard work in developing a budget for 2025. As inflation takes its toll on Bayshore, and other projects in the mountains, it was necessary to raise the dues to \$645.00 per month effective January 1, 2025. This includes a reserve allocation of \$291.67 per month per unit to replace items at the end of their useful life. For example, we replaced the north pool heater and filter. This is one of many improvements that are made each week throughout the property.

The Board hopes to see you at the Bayshore Annual Meeting at 9:00am on Saturday, March 22, 2025 via Zoom. We will have three Director positions open for two-year commitments. I would like to welcome Bill Kay as our fifth Director that joined the Board October 19, 2024.

We have a new management company, Desert Resort Management in Palm Desert, CA that will be mailing you a ballot in a few months and collecting your dues starting January 1st. You will get a new payment coupon book in the mail with instructions on where to send future payments.

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

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