

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
ANNUAL MEETING
March 21, 2026**

DIRECTORS PRESENT: Ron Zurek (President), Ellen Kosmatka (Vice-President/Treasurer), Shelley Silver (Vice-President/Secretary), Solomiya Pyatkovska (Vice-President/Director at Large), and Bill Kay (Vice-President/Director at Large)

DIRECTORS ABSENT: None

HOMEOWNERS PRESENT: John Kosmatka

PROPERTY MANAGER: Mindy Vermilion, Address: PO Box 1224, Big Bear Lake, CA 92315, Phone / Text: (818) 489-4511, Fax: (909) 866-4074, E-MAIL: bayshorebigbear@gmail.com

- I. **CALL TO ORDER:** Ron Zurek called the Annual Meeting of the Bayshore Ski & Racquet Club Homeowners Association to order at 9:04 a.m., Saturday March 21, 2026, via Zoom video / telephone conference call.
- II. **WELCOME AND INTRODUCTIONS:** All in attendance were self-introduced and welcomed.
- III. **APPROVAL OF THE MINUTES OF THE MARCH 22, 2025, ANNUAL HOA MEETING:** Motion to approve the minutes as submitted made by Shelley Silver, seconded by Bill Kay. Vote: 5-0, approved.
- IV. **ELECTION OF MEMBERS TO THE BOARD OF DIRECTORS:**
“If, at the close of the time period for making nominations, there are the same number or fewer qualified candidates as there are board positions to be filled, then the board of directors may, after voting to do so, seat the qualified candidates by acclamation without balloting.” – Adams Stirling Professional Law Corporation. Due to a fewer number of candidates than Director seats available, the Election of the Board of Directors has been completed by Acclamation.

One (1) qualified candidate applied for two (2) open Board positions for term March 2026 – March 2028.

Qualified Nominee(s):
 - A. Ron Zurek
- V. **NOMINATIONS FROM THE FLOOR, IF ANY:** No nominations made from the floor. The Nomination period is now closed.
- VI. **MOTION TO ELECT QUALIFIED NOMINEE(S) BY ACCLAMATION:** Motion to elect Ron Zurek by acclamation made by Solomiya Pyatkovska, seconded by Bill Kay. Vote: 5-0, approved.
- VII. **REPORTS OF THE ANNUAL MEETING:**
 - A. **Status of the Complex-President’s Report – Ron Zurek:** Letter from Ron Zurek to the community sent in the Fall 2025 annual mailing; Letter available for review on the Association website or upon request. We had a pretty good year financially and only went over budget slightly, reflecting a small loss.

- B. Financial Report/Year End Financials – Ellen Kosmatka: Report summarized and read aloud by Ellen Kosmatka; Report available to owners upon request. Highlights include: All in all, we had a great year. Working between two management companies was a lot of work but in the end, it turned out alright. This past year has been an adventure for sure! Thanks to Mindy and Arturo for all your hard work to keep the complex looking great and keeping costs down. As I will no longer be a Board member or Treasurer, I feel I am leaving the Board with financials in good shape and with confidence that Mindy and the Board will continue to do a great job keeping things on track.
- C. Landscape Report – Solomiya Pyatkovska: Verbal report given by Solomiya Pyatkovska. Highlights include: We have a very limited budget for landscaping items so we have been addressing mostly maintenance items. However, we were able to do the annual tree trimming, as well as major willow trimming. I hope to receive donations this year to make improvements in several areas throughout the complex that have needed improvement for a while.
- D. Director’s Comments – Shelley Silver: Verbal report given by Shelley Silver. Highlights include: Mrs. Silver stated that she has thoroughly enjoyed being on the Board and will continue my fiduciary duties on behalf of all Homeowners. My attendance and responsibility are to listen to all Homeowners and implement their requests as much as possible. I continue to enjoy working with all Board members.
- E. Director’s Comments – Bill Kay: Verbal report given by Bill Kay. Highlights include: Bill Kay stated there were no major architectural requests, pending or otherwise. We got lucky with the roofs with much reduced structural work on Building 681, saving the HOA thousands of dollars. Overall things look pretty good. We had approximately 20 notices go out to the membership last year that were satisfied and really help with the overall curb appeal and maintenance of the complex. These notices will continue to be a priority for us going forward.
- F. Manager’s Outlook/Comments: Report submitted and read by Mindy Vermilion; Report available to owners upon request.

VIII. OPEN FORUM/QUESTION AND ANSWER PERIOD WITH HOMEOWNERS:

- A. John Kosmatka: What’s the status of the snow? And will the dock be usable this year?
Discussion held – The snow has all melted at this time, no snow in the forecast. The dock will not be usable by boat this year, as the water level is too shallow. We will be making improvements to the dock such as nailing down loose boards, trim, and stain for those who wish to use it for kayaks, as pedestrians, etc. Please note: The dock is for Homeowner and Homeowner guests only.

IX. ORGANIZATIONAL MEETING: New and continuing Board members will meet for the Open Session meeting to elect officers and tend to Association business immediately following the Annual meeting.

- X. **MOTION FOR ADJOURNMENT OF THE ANNUAL HOMEOWNERS MEETING FOR MARCH 21, 2026:** Motion to adjourn the Annual meeting at 9:32 a.m. made by Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 5-0, adjourned.

Respectfully submitted by

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary

PLEASE REFER TO THE BULLETIN BOARD LOCATED ON THE NORTH WALL OF THE TRASH BUILDING IN THE MIDDLE OF THE COMPLEX FOR NOTICES OF MEETINGS AND AGENDAS.

ALSO, WE WISH TO ADVISE EVERYONE OF OUR WEBSITE CONTAINING INFORMATION ABOUT BAYSHORE HOA, COPIES OF OUR AGENDA, MINUTES AND NOTICES: www.bayshorehoa.org.