

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
ANNUAL MEETING
March 22, 2025**

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: No Homeowners Present

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 9:06 a.m., Saturday March 22, 2025, 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 16, 2024, ANNUAL HOA MEETING:** Motion to approve the minutes as submitted made by Ellen Kosmatka, seconded by Shelley Silver. 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.

Three (3) qualified candidates applied for three (3) open Board positions for term March 2025 – March 2027.

The qualified candidates are: Bill Kay, Solomiya Pyatkovska, and Shelley Silver.
- V. **MOTION TO ELECT QUALIFIED NOMINEES BY ACCLAMATION:** Motion to elect Bill Kay, Solomiya Pyatkovska and Shelley Silver by acclamation made by Ellen Kosmatka, seconded by Ron Zurek. Vote: 5-0, approved.
- VI. **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 2024 annual mailing; Letter available for review on the Association website or upon request.
- B. **Financial Report/Year End Financials – Ellen Kosmatka:** Report summarized and read aloud by Ellen Kosmatka; Report available to owners upon request. Highlights include: We ended 2024 in good shape. We will continue to keep an eye on increasing insurance costs. Thanks to Mindy and Arturo for all your hard work to keep the complex looking

great and keeping costs down.

- C. Landscape Report – Solomiya Pyatkovska: Verbal report given by Solomiya Pyatkovska. Highlights include: We have a very limited budget for landscaping items. However, we are working on donations being made through charitable organizations that will work to fill in areas needing attention, at no cost to the HOA.
- 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. I thank everyone who voted to elect me by acclamation. This Board is very unique, with extreme dedication to the property, Homeowners and paid employees.
- E. Director’s Comments – Bill Kay: Verbal report given by Bill Kay. Highlights include: Bill Kay stated he echoes what Shelley said. I have been a Homeowner for five years, attended the meetings regularly and always found the Board to be attentive and open to the concerns of the Homeowners. I look forward to serving a full term. It will be a fun and challenging two years ahead.
- F. Manager’s Outlook/Comments: Report submitted and read by Mindy Vermilion; Report available to owners upon request.

VII. OPEN FORUM/QUESTION AND ANSWER PERIOD WITH HOMEOWNERS: No Homeowners present.

VIII. 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.

IX. MOTION FOR ADJOURNMENT OF THE ANNUAL HOMEOWNERS MEETING FOR MARCH 22, 2025: Motion to adjourn the Annual meeting at 9:35 a.m. made by Bill Kay, seconded by Shelley Silver. 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.

