

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
May 16, 2026**

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

DIRECTORS ABSENT: None

HOMEOWNERS PRESENT: Lynn Ginesi

PROPERTY MANAGER: Mindy Vermilion, Email: bayshorebigbear@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 10:06 a.m., Saturday, April 18, 2026, via Zoom video / telephone conference call.

II. **Welcome and Introductions:** All in attendance were introduced and welcomed.

III. **Approval of Minutes of the April 18, 2026 Meeting:** Motion to approve the Minutes as submitted made by Bill Kay, seconded by Shelley Silver. Vote: 3-0-1, approved. Solomiya Pyatkovska abstains due to her absence at the April meeting.

IV. **Reports:**

- A. **Manager's Report:** Report submitted and read by Mindy Vermilion. A copy of the Manager's Report is available to all Homeowners by request. Please contact Mindy Vermilion for a copy.
- B. **Landscaping Report:** Verbal report given by Solomiya Pyatkovska; See also Manager's Report. Efforts are still being made to obtain 10-12 donated plants. If the plants are obtained, arrangements will be made where to plant and ensure proper irrigation is present. Update in June.
- C. **Architectural & Property Report:**
 - 1. **Violations:** A walkthrough was conducted on 4/17. Notices were sent to Homeowners with a due date for compliance no later than August 31st. Update in June.
 - 2. **Requests:** None.
- D. **Treasurer's Report:** Financials provided by Wheeler Steffen Property Management. Summary report read by Bill Kay. Motion to approve the summary report, as presented, made by Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 4-0, approved.

V. **Old Business:**

- A. **New Bank Accounts:** New Operating and Reserve accounts have been opened, checks have been ordered. Once checks have been received, funds will be moved electronically from the current accounts to the new accounts before the current accounts are closed.
- B. **Annual Audit Report and Tax Returns:** Extensions have been filed for the tax returns. The CPA corresponded that all documents have been received and this file is in the work queue. Update in June.

VI. **New Business:**

- A. **2026 Projects & Schedules:**
 - 1. **Building 781 Roof Project:** Project began 4/30; Full structural repairs are needed. Homeowners were notified and all units vacated for the structural repair work to begin on

- 5/4. At the time of the meeting, the project is approximately half complete. Homeowners and the Board will continue to be updated and notified when the units can be safely occupied again. Update in June.
2. Painting: Buildings The approved contract has been sent to the contractor. Schedule TBD; Homeowners of Buildings 663 and 669 will be notified prior to the project beginning.

B. Contracts & Proposals:

1. Annual Defensible Space Tree Work Proposal: Motion to approve the contract, as presented made by Bill Kay, seconded by Solomiya Pyatkovska. Vote: 4-0, approved. This project is deferred to the fall when the trees are seasonally dormant. Update in October.
2. Errors and Omissions Policy Renewal: Motion to approve the policy renewal as presented made by Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 4-0, approved.
3. Franchise Tax Board Letter: Letter reviewed and discussed; This will be addressed with the CPA for clarification. Update in June.
4. AB-38: No response received from the law firm regarding this issue. Mindy Vermilion will continue to follow up. Update in June.

VII. Emergency Items Not on the Agenda: None

VIII. 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.)*

Lynn Ginesi: Thank you for all you do.

IX. Property and Association Issues Not On Agenda (In Executive Session Book):

A. Correspondence: None

B. Legislation: None

X. Next Meeting of the Board of Directors: **10:00 a.m., Saturday, June 20, 2026** via Zoom video/telephone conference call. Meeting information including agenda and Zoom link/call-in information to be provided by general notice no less than (5) five days prior to the meeting.

Please note: California's Governor signed Assembly Bill (AB) 648 regarding virtual board meetings into law on September 22, 2023. CAI-CLAC sponsored this bill, which amends the Civil Code to permit board meetings to take place virtually, without there being any physical location requirement, as long as certain notice and accessibility requirements are complied with. The change to the law is effective January 1, 2024. As such, meetings will be held via Zoom and Homeowners will be provided with the meeting link and call-in information no less than five days prior to the meeting. If a physical location is also available, Homeowners will be notified.

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

XI. Motion to Adjourn: Motion to adjourn the Open Session at 11:11 a.m. made by Bill Kay, seconded by Solomiya Pyatkovska. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary