

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
January 10, 2026**

DIRECTORS PRESENT: Ron Zurek (President), Ellen Kosmatka (Vice-President/Treasurer), and Shelley Silver (Vice-President/Secretary)

DIRECTORS ABSENT: Solomiya Pyatkovska (Vice-President/Director at Large), and Bill Kay (Vice-President/Director at Large)

HOMEOWNERS PRESENT: Rosemary Jung

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 10:04 a.m., Saturday, January 10, 2026, via Zoom video / telephone conference call.

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

III. Approval of Minutes of the December 6, 2025 Meeting: Motion to approve the Minutes as submitted made by Shelley Silver, seconded by Ellen Kosmatka. Vote: 3-0, approved.

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:** Solomiya Pyatkovska not present, no report provided. See Manager's Report.
- C. **Architectural & Property Report:**
 1. Violations: No new Violations to discuss.
 2. Requests: None.
- D. **Treasurer's Report:** Summary report provided and read by Ellen Kosmatka. Due to the number of corrections needed, the financial report will be tabled until those corrections are made. Ellen Kosmatka and Mindy Vermilion are working with Wheeler Steffen Property Management to make journal entries to ensure G/L categories and financial statements are correct. Update in February.

V. Old Business:

- A. **2026 Election of the Board of Directors:** Only (1) one nomination application was returned for (2) two open seats, therefore, according to the election rules, the balloting process can be foregone. Election by Acclamation will take place at the Annual meeting, scheduled for March 21, 2026. This will also be sent in the community newsletter to serve as general notification.
- B. **Resolution for Revenue Ruling 70-604:** Review and discussion held; This will be added to the Annual meeting agenda for approval. For more information about this ruling and its meaning, please visit: <https://www.davis-stirling.com/HOME/R/Revenue-Ruling-70-604>

VI. New Business:

- A. **Contracts and Proposals:**
 1. Arrowhead Pool Service & Repair, Inc: Motion to approve the replacement of the north spa motor and light fixture in the amount of \$2,133.00, to be paid from Reserve funds, made by

Shelley Silver, seconded by Ellen Kosmatka. Vote: 3-0, approved.

B. SB 1205 – State Mandated Inspection: Review of materials provided by Big Bear Fire Authority regarding SB 1205. Discussion held; Smoke and carbon monoxide detector affidavits will be sent to Homeowners for completion and signature. Mindy Vermilion will meet with BBFA for the common areas' inspection. Update in February.

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.) None

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, February 21, 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 10:49 a.m. made by Shelley Silver, seconded by Ellen Kosmatka. Vote: 3-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary