

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
January 25, 2025**

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

DIRECTORS ABSENT: Solomiya Pyatkovska (Vice-President/Director at Large)

HOMEOWNERS PRESENT: None

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 10:05 a.m., Saturday January 25, 2025, via Zoom video / telephone conference call.

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

III. **Approval of Minutes of December 7, 2024 Meeting:** Motion to approve the Minutes, as submitted, made by Ellen Kosmatka, seconded by Bill Kay. Vote: 4-0, 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; see Manager's Report.
- C. **Architectural & Property Report:**
 - 1. Violations: None
 - 2. Requests: None
- D. **Treasurer's Report:** December financial report provided by Wheeler Steffen Property Management and summary provided by Ellen Kosmatka. Motion to approve the financial report and summary as submitted made by Bill Kay, seconded by Shelley Silver. Vote: 4-0, approved.

V. **Old Business:**

- A. **2025 Election – Update on Nominations Received and Timeline:** At the nomination deadline December 26, 2024, three qualified nominations were received. With the same number of nominations and available seats for the 2025 election, according to the election rules, the balloting process is not necessary, and the nominees can be seated by acclamation. The election by acclamation will be held at the scheduled annual meeting – March 22, 2025.
- B. **Transition to Desert Resort Management – Update:**
 - 1. Payroll Transfer – Payroll account was transferred from Wheeler Steffen Property Management to Mindy Vermilion as the new account administrator. The first January payroll was completed on 1/15/25. No issues to report at this time.
 - 2. New Bank Account(s) Status – Update given by Treasurer Ellen Kosmatka: As-of the meeting date, the new Operating account is open but the Reserve account has not yet been opened. Ellen Kosmatka and Mindy Vermilion are working closely with Desert Resort Management and will continue to follow up with issues such as the new bank accounts status, old bank accounts funds transfers, Homeowner accounts – credits and delinquencies, and invoices. Further update in February.

3. Financials Schedule – Desert Resort Management has advised that financial packages are typically sent out around the 20th of every month. Mindy Vermilion is working with DRM to see if it can be sent earlier in the month, in time for the monthly meetings. Update in February.
4. Address Board and Homeowner Concerns – Items of concern will be addressed to DRM by Ellen Kosmatka and Mindy Vermilion. Further update in February.

VI. New Business:

- A. 749-C Tenant Request to Add a Dog: Motion to approve the HOA-owned condo unit tenant's request to add a dog to the family, with an additional \$500.00 pet deposit, tenants and two Board members to sign the Pet Addendum, and agreement that all rules and regulations will be followed. Motion made by Ellen Kosmatka, seconded by Bill Kay. Vote: 4-0, approved.

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.)*

1. Bob Moritsugu – I just figured the transfer to the new management company would take a while. I just want to be sure my account credit is transferred.
2. Rosemary Jung – (1.) Thank you to the Board for all you do – for watching the money and property issues. (2.) Question about windows – who cleans them?
Homeowners are advised that windows are their responsibility to clean, maintain, repair and replace as necessary.
3. John Kosmatka – Thanks to the Board for all the work you're doing. No questions or complaints.

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 15, 2025** 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 11:03 a.m. made by Shelley Silver, seconded by Ellen Kosmatka. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary