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BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
October 17, 2026

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

DIRECTORS ABSENT: None

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: Bill Kay called the open session meeting of the Bayshore Ski & Racquet Club Homeowners Association to order at 10:00 a.m., Saturday, October 17, 2026, via Zoom video / telephone conference call.

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

III. Approval of Minutes of the September 19, 2026 Meeting: Motion to approve the Minutes with correction to add a note that Ellen Kosmatka was voted in as a Director at the beginning of the meeting. Motion to approve made by Shelley Silver, seconded by Solomiya Pyatkovska. 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: Verbal report given by Solomiya Pyatkovska; See also Manager's Report.

C. Architectural & Property Report:
   1. Violations: None
   2. Requests: None

D. Treasurer's Report: Financials provided by Wheeler Steffen Property Management. Summary report read by Solomiya Pyatkovska. Motion to approve the summary report, as presented, made by Shelley Silver, seconded by Ellen Kosmatka. Vote: 4-0, approved.

V. Old Business:

A. Annual Audit Report: Annual audit report was distributed to the community in early October.

B. 2026 Projects & Schedules:
   1. Painting: Buildings The painting project for Buildings 663 and 669 are complete as of 10/16. Motion to approve Arturo to hire a helper to do remaining woodpecker repairs in high areas made by Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 4-0, approved.

C. New & Existing Insurance Policies: New policies have been bound with a start date of October 1st and invoices have been paid. Old policies have been cancelled, and any prorated premiums will be returned to the HOA PO Box address for deposit into the Operating account. Update in December.

D. SB 868: Senate Bill 868 was signed by Governor Newsom at the end of September. At this time, there is no equipment that meets all the requirements of SB 868 on the market for purchase. The Board will continue to watch this develop and consult attorney for

recommendations on possible policies in the future, if necessary.

E. 693-C Insurance Company Request to Remove Landscaping: Mindy Vermilion met with Bear Valley Tree Care. The recommendation is to remove the hedge in front of this unit, as well as trim up tree limbs for trees in the rear of the unit to comply with insurance requirements. This will be done with the upcoming defensible space tree work in two weeks.

****Please Note: Bill Kay left the meeting at this time due to an urgent matter. Solomiya Pyatkovska leads the remainder of the meeting.****

VI. New Business:

A. Annual Disclosures Package: Draft package presented; Upon approval of the Reserve Financial Update by Paul Steffen, the package will be distributed to the community no later than November 1st.

B. 2027 Election of the Board of Directors: Timeline for the notification, nomination, and ballot procedures presented and reviewed. The election date is scheduled for March 20, 2027. There will be (3) three seats up for (re)election for a two-year term. Update in December.

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.)* No Homeowners Present

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, December 12, 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 10:54 a.m. made by Solomiya Pyatkovska, seconded by Ellen Kosmatka. Vote: 3-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary