

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
October 19, 2024**

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

DIRECTORS ABSENT: None

HOMEOWNERS PRESENT: John Kosmatka, Bill Kay

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 10:07 a.m., Saturday October 19, 2024, via Zoom video / telephone conference call.

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

III. Approval of Minutes of September 21, 2024 Meeting: Motion to approve the Minutes, as submitted, made by Solomiya Pyatkovska, seconded by Ellen Kosmatka. 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; also see Manager's Report.
- C. **Architectural & Property Report:**
 - 1. **Violations:** List of back deck repairs needed made by the Architectural Committee sent to Homeowners, with a due date of August 31st. Second notices sent August 2nd. At the time of the meeting, all but three were satisfied, with one underway.
 - 2. **Requests:**
 - (a.) 699-C – Request to extend back deck painting notice deadline. Request approved; Due to extenuating circumstances due to the roofing project and limited access from the Line Fire, extension is granted to no later than June 1, 2025. Motion to approve made by Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 4-0, approved.
- D. **Treasurer's Report:** 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 Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 4-0, approved.

V. Old Business:

- A. **2024 Project(s) Planning Discussion:** Discussion held regarding projects.
Building 699 roofing project is totally complete as of October 3rd. Permit card is being kept on file.

Building 675 painting began October 3rd, Homeowners were notified. The estimated time to finish is approximately one more week. This will complete all capital improvement projects for the year.

- B. 2025 Budget – Second Draft Budget for Presentation, Discussion and Approval: Long discussion held. Motion to approve the budget as presented made by Shelley Silver, seconded by Ellen Kosmatka. Vote: 4-0, approved.
- C. 723-B Letter Follow Up: Update regarding letter sent to Homeowner 723-B concerning the dogs in the unit. At the time of the meeting, the dogs were re-homed.

VI. New Business:

- A. Reserve Study Report: Reserve study report provided by SCT Consultants and reviewed by the Board. Discussion held regarding the recommendations by SCT. No changes to be made at this time. Motion to approve the report to be issued to the community as part of the annual mailing made by Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 4-0, approved.
- B. Contracts and Proposals:
 - 1. Stalcup Landscape – 2025 Weekly Landscape Services: Motion to approve the contract for weekly services as presented made by Solomiya Pyatkovska, seconded by Ellen Kosmatka. Vote: 4-0, approved.
- C. Director Application – Bill Kay: Application submitted by Bill Kay for the open Director seat. Application reviewed, Q & A discussion held; Motion to approve Bill Kay as an interim Director with term to expire 3/22/25 made by Solomiya Pyatkovska, seconded by Ellen Kosmatka. 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.)* No comments

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 7, 2024 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 11:29 a.m. made by Ellen Kosmatka, seconded by Solomiya Pyatkovska. Vote: 5-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary