

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
December 6, 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: No Homeowners present

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, December 6, 2025, via Zoom video / telephone conference call.

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

III. **Approval of Minutes of the October 25, 2025 Meeting:** Motion to approve the Minutes as submitted made by Ellen Kosmatka, seconded by Bill Kay. Vote: 3-0-1, approved. Shelley Silver abstains due to her absence at the 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:** Solomiya Pyatkovska not present, no report provided. See Manager's Report.
- C. **Architectural & Property Report:**
 - 1. **Violations:** Verbal report given by Bill Kay. Of 20 notices sent out, only one unit did not comply and did not respond to any notifications. Further action to be discussed in Executive Session.
 - 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. Motion to approve tabling until corrections are complete made by Shelley Silver, seconded by Bill Kay. Vote: 4-0, approved. Monthly Reserve transfers will be made by internal bank transfer to ensure security of the funds being moved.

V. **Old Business:**

- A. **Management Transition to Wheeler Steffen Property Management:** The transition to Wheeler Steffen Property Management is underway and going very well so far. There are several corrections needed to the financial report needed; Mindy Vermilion will work with WSPM on these corrections and provide a revised report to the Board for review. In addition, Ron Zurek and Ellen Kosmatka signed the closing letter to Banc of California in order to close the accounts used by Desert Resort Management and transfer the remaining funds to Wells Fargo. Once all the funds are in Wells Fargo, the current accounts will be closed and new operating and reserve accounts will be opened for additional security. Lastly, the coupon books will be mailed to the community in December for 2026 assessment payments.

VI. New Business:

A. Contracts and Proposals:

1. Owens, Moskowitz and Associates, Inc.- Proposals for Annual Audit/Review and Tax Preparation: Proposals reviewed and discussion held. Motion to approve the full audit and tax preparation in the amount of \$2,200.00 made by Shelley Silver, seconded by Ellen Kosmatka. Vote: 4-0, approved.

- B. City of Big Bear Lake Proposed Project on Cienega/Lark:** Mindy Vermilion attended the meeting at City Hall on November 6th regarding a proposed project in the nearby neighborhood on Cienega/Lark. Points from the meeting and follow up correspondence from the City of Big Bear Lake summarized and discussed. No further action at this time, however, if further meetings are held, Mindy Vermilion will continue to attend and update the Board and Bayshore Homeowners.

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: Email from Homeowner 781-B regarding solar lights reviewed and discussed. No further action at this time; Item tabled.
- B. Legislation: Resolution for Revenue Ruling 70-604 – Presented by Owens, Moskowitz and Associates, Inc.: Further investigation is needed into what this is and why Bayshore should adopt the resolution. Tabled to January.

X. Next Meeting of the Board of Directors: 10:00 a.m., Saturday, January 10, 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 11:01 a.m. made by Ellen Kosmatka, seconded by Bill Kay. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary