

**BAYSHORE SKI & RACQUET CLUB  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING-OPEN SESSION  
December 7, 2024**

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

**DIRECTORS ABSENT:** None

**HOMEOWNERS PRESENT:** None

**PROPERTY MANAGER:** Mindy Vermilion, Email: [bayshorebigbear@gmail.com](mailto: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 December 7, 2024, via Zoom video / telephone conference call.

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

**III. Approval of Minutes of October 19, 2024 Meeting:** Motion to approve the Minutes, as submitted, made by Solomiya Pyatkovska, seconded by Ellen Kosmatka. Vote: 5-0, 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: None
  - 2. Requests: None
- 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 Bill Kay. Vote: 5-0, approved.

**V. Old Business:**

- A. 2024 Project(s) Planning Discussion: Discussion held regarding projects; All capital improvement projects are complete for the year.
- B. 2025 Election – Update on Nominations Received and Timeline: At the time of the meeting two nomination forms have been received and verified. The deadline for nominations is December 26<sup>th</sup> and will be sent again as a reminder in the newsletter.
- C. 749-C Lease Extension Approval: A one-year lease extension was sent for signature to two Board members and the tenants. A fully executed copy was sent to the tenants, and a copy is being kept on file as well. Motion to approve the following terms - monthly rent \$2,200.00/month, January 1 – December 31, 2025, made by Shelley Silver, seconded by Ellen Kosmatka. Vote: 5-0, approved.
- D. Corporate Transparency Act Filing: Filing completed and confirmed on 11/14/24

**VI. New Business:**

**A. Transition to Desert Resort Management – Update and Approvals:**

1. Update on Timeline for Transfer – Verbal update given by Mindy Vermilion on transition process.
2. Approvals:
  - a. Banc of California Signature Card: Motion to approve Ron Zurek, Ellen Kosmatka, and Solomiya Pyatkovska as signers on the new bank accounts made by Shelley Silver, seconded by Bill Kay. Vote: 5-0, approved.
  - b. Strongroom Approval & Signature Request Form: Motion to approve Ron Zurek and Ellen Kosmatka as “approvers” for Strongroom approvals. Ellen Kosmatka will be the primary approver with Ron Zurek as a backup approver in cases when Ellen may be unavailable. Motion made by Bill Kay, seconded by Solomiya Pyatkovska. Vote: 5-0, approved.
  - c. Letter to Close Wells Fargo Accounts: Motion to approve closing the Wells Fargo accounts at the end of February, once the transition to Banc of California is complete and any outstanding payments have cleared. Motion made by Ellen Kosmatka, seconded by Bill Kay. Vote: 5-0, approved.
  - d. Approve Funds to Transfer to New Accounts: Motion to approve \$5,000.00 to fund the new Operating account and \$5,000.00 to fund the new Reserve account made by Ellen Kosmatka, seconded by Shelley Silver. Vote: 5-0, approved.

**B. Set Dates For 2025 Meetings:** Meeting dates set for 2025 as follows: January 25<sup>th</sup>, February 15<sup>th</sup>, March 22<sup>nd</sup> – Please note this is the annual meeting and election of the Board of Directors, April 26<sup>th</sup>, May 17<sup>th</sup>, June 21<sup>st</sup>, July 19<sup>th</sup>, August 16<sup>th</sup>, September 20<sup>th</sup>, October 25<sup>th</sup>, December 6<sup>th</sup>. Motion to approve these dates made by Ellen Kosmatka, seconded by Solomiya Pyatkovska. Vote: 5-0, approved.

**C. Contracts and Proposals:**

1. Mile High Equipment – 2024/2025 Snow Removal Contract: Motion to approve the contract as presented, with no change in price, made by Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 5-0, approved.
2. Hatch Pest Control – Wasp Maintenance Monthly Service Proposal: Discussion held; The budget doesn’t support this service at this time. We will go on a case-by-case basis at this time. No action taken.
3. Payroll Processing Company Proposals: Three proposals reviewed and discussed. An effort will be made to keep the existing company as the account is already set up for Bayshore employees. Once the new bank accounts are open, the new account information will need to be provided. Update in January.

**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, January 25, 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](http://www.bayshorehoa.org)

- XI. Motion to Adjourn:** Motion to adjourn the Open Session at 11:41 a.m. made by Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 5-0, adjourned.

Respectfully submitted by:

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Mindy Vermilion, Recording Secretary

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Shelley Silver, Association Secretary