

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
February 15, 2025**

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

DIRECTORS ABSENT: Shelley Silver (Vice-President/Secretary)

HOMEOWNERS PRESENT: Steve Bandich, John Kosmatka

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 10:01 a.m., Saturday February 15, 2025, via Zoom video / telephone conference call.

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

III. **Approval of Minutes of the January 25, 2025 Meeting:** Motion to approve the Minutes, as submitted, made by Bill Kay, seconded by Ellen Kosmatka. Vote: 3-0-1, approved. Solomiya Pyatkovska abstains due to her absence at the January 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. Motion to approve repair to the rental unit downstairs pocket door made by Ellen Kosmatka, seconded by Bill Kay. Vote: 4-0, approved.
- B. **Landscaping Report:** Verbal report given by Solomiya Pyatkovska. A small tree fell during the January windstorms and was removed & chipped by Bear Valley Tree Care Service. In addition, Solomiya Pyatkovska submitted a request through a nonprofit company for grant funds and/or donated plants to fill bare areas throughout the property. Update in March.
- C. **Architectural & Property Report:**
 - 1. Violations: None
 - 2. Requests:
 - (a.) 749-D Round Window Request: Request paperwork and photos reviewed. Motion to approve the request as submitted made by Ellen Kosmatka, seconded by Solomiya Pyatkovska. Vote: 4-0, approved.
- D. **Treasurer's Report:** No financials provided by Desert Resort Management; Verbal report given by Ellen Kosmatka. Motion to approve the verbal financial summary given made by Bill Kay, seconded by Solomiya Pyatkovska. Vote: 4-0, approved.

V. **Old Business:**

- A. **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 bank account was updated to the new Operating account on February 3rd. The payroll is being processed without issue.

2. New Bank Account(s) Status – Update given by Treasurer Ellen Kosmatka – Both Operating and Reserve Accounts are open with Banc of California. Motion to approved writing checks from the Wells Fargo Operating and Reserve Accounts to zero them out and close the accounts made by Ellen Kosmatka, seconded by Solomiya Pyatkovska. Vote: 4-0, approved. Mindy Vermilion will send to Ron Zurek and Ellen Kosmatka for signatures and verify funds deposited with Desert Resort Management. Update in March.
3. Financials Schedule – Desert Resort Management has advised that financial packages are typically sent out around the 20th of every month.
4. Address Board and Homeowner Concerns:
 - (a.) Steve Bandich: Presentation made by Homeowner regarding a \$35.00 fee charged to his account by Desert Resort Management. Question and answer with Homeowner and Board of Directors followed. Further discussion to be held in Executive Session. Homeowner will be notified of Board decision.

VI. **New Business:** None

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.)*

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:** 9:00 a.m., Saturday, March 22, 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: This is the Annual meeting and begins one hour earlier than usual.**

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 11:09 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