

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
March 22, 2025**

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: 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 9:36 a.m., Saturday, March 22, 2025, via Zoom video / telephone conference call.

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

III. Approval of Minutes of the February 15, 2025 Meeting: Motion to approve the Minutes, as submitted, made by Ellen Kosmatka, seconded by Bill Kay. 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. Motion to approve tree removal next to Building 663 due to the tree leaning toward the building, upon the recommendation of Bear Valley Tree Care Service. Motion made by Solomiya Pyatkovska, seconded by Shelley Silver. Vote: 5-0, approved.
- B. **Landscaping Report:** Verbal report given by Solomiya Pyatkovska. Bear Valley Tree Care Service is advising there may be changes coming, initiated by insurance companies that could impact the landscaping in the complex. There is no official word from the Big Bear Fire Department yet. We will continue to learn more information and bring it to the Board.
- C. **Architectural & Property Report:**
 - 1. Violations:
 - (a.) 755-A: Two notices sent to the Homeowner regarding full time tenant violations. One for a leaking vehicle, which was removed right away. The second for a bike being kept locked up in the common area, which was moved inside the condo right away. Thank you to the Homeowner and tenant for quick compliance. No further action at this time.
 - 2. Requests: None.
- D. **Treasurer's Report:** No financial summary available for the meeting. January and February financials will be summarized and discussed in April.

V. Old Business:

- A. **Transition to Desert Resort Management – Update:**
 - 1. Old Bank Account(s) Status – Both old bank accounts have been closed and funds moved to the new bank accounts.
 - 2. Financials:
 - (a.) Utilities – Discussion held regarding putting all common area utilities on auto pay. No action taken at this time; to be reviewed again and further discussed in June/July.

- (b.) Reserve Transfer Process – Long discussion held regarding the safest, most secure way to make the monthly Reserve Transfer. Further investigation is needed – Mindy Vermilion will address Board questions with Desert Resort Management; Update in April.
3. Late Fees & Other Charges – Discussion held regarding when to have Desert Resort Management start charging fees now that the initial transition period is exhausted. Motion to begin charging late fees and other related charges, beginning April 1, 2025, made by Bill Kay, seconded by Ellen Kosmatka. Vote: 5-0, approved.
4. Address Board and Homeowner Concerns: No other Board concerns, no Homeowners present.

VI. New Business:

- A. Appoint Officers and Committee Chairpersons: Discussion held; Officers and Committee Chairpersons are:
President – Ron Zurek
Treasurer – Ellen Kosmatka
Secretary – Shelley Silver
Budget Committee Chair – Ellen Kosmatka
Landscape Committee Chair – Solomiya Pyatkovska
Architectural Committee Chair – Bill Kay
- B. Contracts/Proposals:
1. Ownes, Moskowitz and Associates, Inc. – Proposal for Annual Audit and Tax Preparation: Motion to approve the proposal as submitted in the amount of \$1,600.00, with a \$750.00 retainer (included in the total cost) made by Ellen Kosmatka, seconded by Shelley Silver. Vote: 5-0, approved.
 2. Municipal Water District – Motion made to pay the whole invoice amount totaling \$1,414.00, anticipating the dock will be usable again this year. Motion made by Ellen Kosmatka, seconded by Solomiya Pyatkovska. Vote: 5-0, approved.
 3. Garage Door Kings – Motion to approve proposal to fix the broken door lock and mechanisms for \$300.00 made by Shelley Silver, seconded by Bill Kay. Vote: 5-0, approved.
 4. Bear Valley Tree Care Service – Motion to approve the proposal for extensive defensible space tree work in the amount of \$2,850.00 made by Shelley Silver, seconded by Bill Kay. Vote: 5-0, 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 Homeowners Present

IX. Property and Association Issues Not On Agenda (In Executive Session Book):

- A. **Correspondence:** Workers Comp Policy Renewal – Policy renewal package submitted for Board review.
- B. **Legislation:** Davis-Stirling Newsletter and Webinar Information – Discussion held regarding recent insurance changes being discussed and how it may impact HOA's such as Bayshore. This is a continually evolving issue and will continue to be monitored and discussed.

- X. **Next Meeting of the Board of Directors:** 10:00 a.m., Saturday, April 26, 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

- XI. **Motion to Adjourn:** Motion to adjourn the Open Session at 11:21 a.m. made by Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 5-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary