

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
April 18, 2026**

DIRECTORS PRESENT: Ron Zurek (President), Shelley Silver (Secretary), and Bill Kay (Treasurer)

DIRECTORS ABSENT: Solomiya Pyatkovska (Vice-President/Director at Large)

HOMEOWNERS PRESENT: Rosemary Jung

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, April 18, 2026, via Zoom video / telephone conference call.

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

III. Approval of Minutes of the March 21, 2026 Meeting: Motion to approve the Minutes as submitted made by Bill Kay, seconded by Shelley Silver. Vote: 3-0, 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:** Solomiya Pyatkovska not present; See also Manager's Report.

C. **Architectural & Property Report:**

1. **Violations:** Solomiya Pyatkovska not present. Per Mindy Vermilion, a walkthrough was conducted on 4/17. A new list of notices was made and will be sent to Homeowners by May 1st with a due date for compliance no later than August 31st. Update in May.

2. **Requests:** None.

D. **Treasurer's Report:** Financials provided by Wheeler Steffen Property Management. Summary report read by Bill Kay.

Motion to remove charges on accounts 4140 and 4220 in the financial report from former management made by Bill Kay, seconded by Shelley Silver. Vote: 3-0, approved.

Motion to use ACH for Reserve project payments to contractors to limit liability and increase security. Motion made by Bill Kay, seconded by Shelley Silver. Vote: 3-0, approved.

Motion to approve the financial summary report as presented made by Shelley Silver, seconded by Bill Kay. Vote: 3-0, approved.

V. Old Business:

A. **New Bank Accounts:** New Operating and Reserve accounts have been opened, checks have been ordered. Once checks have been received, funds will be moved electronically from the current accounts to the new accounts before the current accounts are closed.

VI. New Business:

A. **Annual Audit Report and Tax Returns:** Extensions have been filed for the tax returns. The CPA is working on the annual audit. Update in May.

B. **2026 Projects & Schedules:**

1. **Building 781 Roof Project:** Tentative start date for this project is April 27th. Homeowners have been notified.

2. Painting: Buildings 663 and 669 will be painted this year, pending contract approval. Schedule TBD; Homeowners will be notified.

C. Contracts & Proposals:

1. Annual Defensible Space Tree Work Proposal: Proposal not received in time for the meeting. Deferred to May.
2. Municipal Water District Dock License Fee: Former payment was received late, so MWD added a late fee. Motion to approve new invoice and electronic payment made by Shelley Silver, seconded by Bill Kay. Vote: 3-0, approved.
3. Above and Beyond Painting: Proposal for painting Buildings 663 and 669 reviewed and discussed. Motion to approve by Bill Kay, seconded by Shelley Silver. Vote: 3-0, 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.)*

Rosemary Jung: Thank you for all you do. I'm looking forward to the roof and front porch painting being done.

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, May 16, 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 11:10 a.m. made by Shelley Silver, seconded by Bill Kay. Vote: 3-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary