

**BAYSHORE SKI & RACQUET CLUB  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING-OPEN SESSION  
April 26, 2025**

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

**DIRECTORS ABSENT:** Ellen Kosmatka (Vice-President/Treasurer)

**HOMEOWNERS PRESENT:** No Homeowners Present

**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 10:03 a.m., Saturday, April 26, 2025, via Zoom video / telephone conference call.

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

III. **Approval of Minutes of the March 22, 2025 Meeting:** Motion to approve the Minutes, as submitted, made by Shelley Silver, 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 new light post fixtures, up to five if a volume discount is available, made by Shelley Silver, seconded by Bill Kay. Vote: 4-0, approved.
- B. **Landscaping Report:** Verbal report given by Solomiya Pyatkovska. Thanks to donations from a non-profit in Los Angeles, there should be free plantings from the pre-approved plantings list available in May. Solomiya will make arrangements for delivery; Mindy Vermilion will coordinate with Arturo for planting and irrigation.
- C. **Architectural & Property Report:**
  - 1. **Violations:** Verbal report given by Bill Kay. A walk through was conducted on Friday 4/25. A list of notices was made and will be sent with photos May 1<sup>st</sup>, with a deadline for compliance August 31<sup>st</sup>. Mindy Vermilion will follow up with Bill Kay as notices are satisfied for updates at the upcoming meetings.
  - 2. **Requests:** None.
- D. **Treasurer's Report:** Ellen Kosmatka is absent; No financial summary available for the meeting.

V. **Old Business:**

- A. **Transition to Desert Resort Management – Update:**
  - 1. **Financials:**
    - (a.) Check vs. ACH Payments – Discussion held; Mindy Vermilion will continue to make ACH payments for insurances and utilities.
    - (b.) Reserve Transfer Process – Desert Resort Management confirmed an internal bank transfer for the monthly reserve transfers is authorized. January through April transfers have been made and will be reflected in the April financial statements.
    - (c.) Financial Report Corrections – Ellen Kosmatka is not present for the meeting. Mindy Vermilion will work with Ellen Kosmatka prior to the next meeting on corrections to the financial reports for accuracy. Further update in May.

**VI. New Business:**

**A. Contracts/Proposals:**

1. All American Spa Service:
  - (a.) Spring Startup Proposal – Motion to approve spring startup proposal in the amount of \$1,200.00 (no raise in price from last year) made by Shelley Silver, seconded by Bill Kay. Vote: 4-0, approved.
  - (b.) Summer Services Contract – Motion to approve twice per week services made by Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 4-0, approved.
  - (c.) South Spa Pump Replacement – Motion to approve a new pump for the south spa for \$1,930.00, parts & labor made by Shelley Silver, seconded by Bill Kay. Vote: 4-0, approved.
2. Errors and Omissions Policy Renewal – Motion to approve policy renewal for \$2,723.00 (no increase from last year) made by Bill Kay, seconded by Solomiya Pyatkovska. Vote: 4-0, approved.
3. Roof Project:
  - (a.) Beckett Roofing – 681 Roof
  - (b.) Boo Bears Construction – 681 Roof
  - (c.) Boo Bears Construction – 681 StructuralAll bids reviewed and discussed. Mindy Vermilion to speak with Boo Bears Construction and return with revised bids in May.
4. IPS Paving – Motion to approve parking lot slurry proposal in the amount of \$5,365.00 made by Solomiya Pyatkovska, seconded by Bill Kay. Vote: 4-0, approved. Mindy Vermilion to schedule with the contractor and send notice to the ownership.

B. 2025 Projects: Discussion held; Painting proposal and revised roofing bids to be brought to the May meeting for final approvals and scheduling. Update in May.

C. Annual Audit and 2024 Taxes For Review, Discussion and Approval: Annal audit and taxes not provided in time for the meeting. Update in May.

**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:** None

**B. Legislation:** None

**X. Next Meeting of the Board of Directors:** 10:00 a.m., Saturday, May 17, 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 11:29 a.m. made by Shelley Silver, seconded by Bill Kay. Vote: 4-0, adjourned.

Respectfully submitted by:

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Mindy Vermilion, Recording Secretary

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Shelley Silver, Association Secretary