

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
May 17, 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: Jane Lee

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 10:09 a.m., Saturday, May 17, 2025, via Zoom video / telephone conference call.

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

III. Approval of Minutes of the April 26, 2025 Meeting: Motion to approve the Minutes, as submitted, made by Shelley Silver, seconded by Bill Kay. Vote: 4-0-1, approved. Ellen Kosmatka abstains due to her absence at the 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 budget of \$550.00 for fertilizer and grass seed made by Solomiya Pyatkovska, seconded by Ellen Kosmatka. Vote: 5-0, 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 at the end of the month. 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. 19 Correction notices were sent, with a deadline for compliance of August 31st. At the time of the meeting, two notices were satisfied. Continued updates through summer.
 - 2. **Requests:**
 - (a.) 693-A: Request for Landscaping Improvements – Presentation given by Homeowner, including photos and written description. Discussion held, with further discussion to be held in Executive Session. Mindy Vermilion will notify the Homeowner of the Board's decision after the meeting. Further update in June.
- D. **Treasurer's Report:** Summary report provided and read by Ellen Kosmatka. There are continued issues with the financial reports being provided by Desert Resort Management and these issues will continue to be addressed until they are fixed. Motion to approve the summary provided by Ellen Kosmatka made by Shelley Silver, seconded by Bill Kay. Vote: 5-0, approved.

V. Old Business:

- A. **Transition to Desert Resort Management – Update:**
 - 1. **Financial Report Corrections** – Ellen Kosmatka and Mindy Vermilion will continue to work with Desert Resort Management on corrections to the financial report; Update in June.

2. Request(s) to Remove Late Fees & Penalties Due to Lack of Assistance from Desert Resort Management: Broad discussion held; Detailed discussion to be held in Executive Session.
3. Delinquencies: Broad discussion held about the abnormal number of delinquencies in the financial report; Detailed discussion to be held in Executive Session.

VI. New Business:

A. Contracts/Proposals:

1. Roof Bids:
 - (a.) Beckett Roofing
 - (b.) Boo Bears Construction – Revised Structural Bid for Review and Discussion: Long discussion held regarding both contracts. Motion to approve Boo Bear Construction proposals for roofing and structural (if needed) made by Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 5-0, approved. Mindy Vermilion will contact the contractor and bring a schedule update in June.
2. Above and Beyond Painting: Proposal reviewed and discussed. Motion to approve the proposal as presented made by Bill Kay, seconded by Ellen Kosmatka. Vote: 5-0, approved. Mindy Vermilion will contact the contractor and bring a schedule update in June.

B. 2025 Projects – Discussion Regarding Projects for Operating and Reserve Budgets: Discussion held, cash flow reviewed. Further discussion and update in June.

C. Annual Audit and 2024 Taxes For Review, Discussion and Approval: Annual audit and 2024 Tax Returns reviewed and discussed. Motion to approve as presented made by Shelley Silver, seconded by Ellen Kosmatka. 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.)*

Jane Lee: Nothing additional to add. Thank you for considering my request.

Shelley Silver: I pay for a monthly rodent service and the last service one live kill was found in one of the traps. The service person advised it may be due to bird feeders throughout the property. Wherever bird feeders and seed are found, so are rodents. Are any of the other units having issues?

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, June 14, 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 11:19 a.m. made by Ellen Kosmatka, seconded by Bill Kay. Vote: 5-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary