

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
May 18, 2024**

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

DIRECTORS ABSENT: None

HOMEOWNERS PRESENT: John Kosmatka, Keith Downs, Marcia Lutz

PROPERTY MANAGER: Mindy Vermilion, Email: manager@bayshorehoa.org , 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 May 18, 2024, via Zoom video / telephone conference call.

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

III. Approval of Minutes of the April 20, 2024 Meeting: Motion to approve the Minutes, as submitted, made by Solomiya Pyatkovska, second by Ellen Kosmatka. Vote: 4-0, 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:** Verbal report given by Solomiya Pyatkovska; also see Manager's Report.
- C. **Architectural & Property Report:**
 - 1. **Violations:** List of back deck repairs needed made by the Architectural Committee to be sent to Homeowners no later than June 1st, with a due date of August 31st. Update in June.
 - 2. **Requests:** None
- D. **Treasurer's Report:** Financial report provided by Wheeler Steffen Property Management and summary provided by Ellen Kosmatka.
Motion to approve the financial report and summary as submitted made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, approved.

V. Old Business:

- A. **2024 Project(s) Planning Discussion:** Discussion held regarding projects, projects costs and cash flow availability. Roof and structural contracts were approved in a special emergency meeting on April 27, 2024. Building 699 Homeowners have been notified of the roof work, with a tentative start date of July 15th. Homeowners and the Board of Directors will continue to be notified as the roof project progresses.
- B. **Parking Lot – Timeline for Repair:** Mindy Vermilion contacted Roman Construction foreman for a date for permanent asphalt repairs. We have been notified that those repairs are tentatively scheduled for the end of the week next week. Once asphalt repairs are complete, Mindy Vermilion will contact IPS Paving for the final slurry and crack fill proposal and will bring to the June meeting for approval.

VI. New Business:

A. Contracts and Proposals:

1. Above and Beyond Painting: Proposal provided for painting Buildings 675 and 755 in the amount of \$25,550.00. Motion to approve the painting contract as presented made by Ellen Kosmatka, second by Solomiya Pyatkovska. Vote: 4-0, approved.

B. CPA Annual Financial Audit: Draft audit provided by Owens, Moskowitz and Associates, Inc. Audit report reviewed and discussed. There are a couple items that need to be corrected.

1. – The Board would like to know what the Operating fund deficit of \$2,830.00 is. Is this related to delinquent assessments, or something else?
2. – The “Laundry” income line item needs to be changed to “Rental Unit” income. Motion to approve the annual audit report with these corrections and clarifications made. Motion made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, approved. Once corrections are made, the annual audit report can be distributed to the community.

C. 2023 Tax Returns: An extension was filed by Owens, Moskowitz and Associates, Inc. State and Federal returns were reviewed and discussed. No approval until some corrections can be made. In addition, the Board would like a copy of the extension filed for the Association’s records, as an extension was not approved or signed by the Board prior to the extension being filed. Tabled to June.

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.)*

John Kosmatka: Love the idea of a bench for the dock, that’s great! The tree work looks great and the parking lot work will be great too.

Keith Downs: Everything looks great on the property. The eagles have been around lately, even saw one in a tree by the lake eating a fish.

Marcia Lutz: Thank you for taking care of the irrigation for the new flowers we planted. Question: Are the kayaks at the storage rack by the lake abandoned? Is there a way to clean that area up so it doesn’t look so cluttered?

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 29, 2024** 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 11:15 a.m. made by Ellen Kosmatka, second by Solomiya Pyatkovska. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary