

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
June 14, 2025**

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

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 10:05 a.m., Saturday, June 14, 2025, via Zoom video / telephone conference call.

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

III. Approval of Minutes of the May 17, 2025 Meeting: Motion to approve the Minutes, as submitted, made by Bill Kay, seconded 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 Mindy Vermilion on behalf of Solomiya Pyatkovska.
Thanks to donations from a non-profit in Los Angeles, 10 new plants will be placed in areas of need throughout the property. Solomiya will make arrangements for delivery and 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, six notices were satisfied. Continued updates through summer.
 - 2. **Requests:** None.
- D. **Treasurer's Report:** Summary report provided and read by Ellen Kosmatka.

V. Old Business:

- A. **2025 Projects – Discussion Regarding Projects for Operating and Reserve Budgets:**
 - 1. **Parking Lot Slurry:** Slurry and crack fill project completed on June 9th.
 - 2. **Roof Project – Building 681:** Projected start date is set for August 4th; Homeowners will be notified.
 - 3. **Painting – Building 755 and Portions of 723 and 749:** General start date is set for after Labor Day; Homeowners will be notified.

VI. New Business:

- A. **Authorization to Lien:** Motion to approve Authorization to Lien for account #200-2459 made by Bill Kay, seconded by Ellen Kosmatka. Vote: 4-0, 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, the property looks great!

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, July 19, 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 10:51 a.m. made by Ellen Kosmatka, seconded by Shelley Silver. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary