

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
June 29, 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: No Homeowners Present

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 10:04 a.m., Saturday June 29, 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 May 18, 2024 Meeting: Motion to approve the Minutes, as submitted, made by Shelley Silver, seconded by Solomiya Pyatkovska. 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 sent to Homeowners, with a due date of August 31st. Further update in July.
 - 2. **Requests:**
 - (a.) 693-B – Request to change back deck slider and windows in the unit: Request reviewed and discussed. This request is tabled until further information is provided. Mindy Vermilion to contact the Homeowner for more information to be presented to the Board in July.
 - (b.) 767-A – Request for reimbursement for sump pump replacement: Request reviewed and discussed. Further investigation into this issue is needed. Tabled to July.
- 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 Solomiya Pyatkovska, seconded by Shelley Silver. Vote: 4-0, approved.

V. Old Business:

- A. **2024 Project(s) Planning Discussion:** Discussion held regarding projects. Building 699 roofing project is scheduled to begin August 5th. Homeowners in that building have been notified and will continue to be notified of the scope of work as the project progresses. Further update on projects in July.
- B. **CPA's Annual Audit:** Revised audit report reviewed and discussed. Motion to approve the audit report for distribution to the community, pending clarification on the questionnaire, made by Ellen Kosmatka, seconded by Shelley Silver. Vote: 4-0, approved.

- C. 2023 Tax Returns: With revisions completed by the CPA, the 2023 tax returns were signed and mailed by Ron Zurek on 6/1/24.

VI. New Business:

A. Contracts and Proposals:

1. Bear City Glass – Utility Door Replacement, Building 793: Proposal for utility door replacement for Building 793 reviewed and discussed. The Board is in favor of this proposal; however, this is tabled to July due to funding issues.

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.)*

Ellen Kosmatka: Is there any information regarding the vehicle parked at the south entrance that looks like it has not been moved in several months? – Mindy Vermilion to investigate and update in July.

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 20, 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 12:01 p.m. made by Shelley Silver, seconded by Ellen Kosmatka. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary