

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
July 19, 2025**

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

DIRECTORS ABSENT: Shelley Silver (Vice-President/Secretary)

HOMEOWNERS PRESENT: Lynn Ginesi

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 10:01 a.m., Saturday, July 19, 2025, via Zoom video / telephone conference call.

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

III. Approval of Minutes of the June 14, 2025 Meeting: Motion to approve the Minutes as submitted made by Ellen Kosmatka, seconded by Bill Kay. Vote: 3-0-1, approved. Solomiya Pyatkovska abstains due to her absence at the June 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.
- B. **Landscaping Report:** Verbal report given by Solomiya Pyatkovska. The donated plants were unfortunately not able to be secured yet. However, we are still hopeful to obtain these donations and plant them during the summer season. Further update in August.
- C. **Architectural & Property Report:**
 - 1. **Violations:** Verbal report given by Bill Kay. 19 Correction notices were sent May 1st, with a deadline for compliance of August 31st. A reminder notice was sent July 18th. At the time of the meeting, nine notices were satisfied. Continued updates through summer.
 - 2. **Requests:** None.
- D. **Treasurer's Report:** Summary report provided and read by Ellen Kosmatka. Motion to approve the summary report made by Solomiya Pyatkovska, seconded by Bill Kay. Vote: 4-0, approved.

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. **Management Quotes for Review and Discussion:** Three quotes reviewed, and long discussion held. A plan has been created by the Board of Directors to move forward; Follow up in August.

B. Contracts and Proposals:

1. Stalcup Landscaping – Willows Trimming: No proposal received in time for the meeting. Item tabled to August.

C. 2026 Budget Committee: Treasurer Ellen Kosmatka will chair the committee. Mindy Vermilion will send a call for volunteers in the next Association newsletter. First meeting is scheduled for Wednesday, August 6th at 4:00 p.m., via Zoom. A first draft budget will be presented for review and discussion at the August 16th HOA meeting.

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.)*

IX. Property and Association Issues Not On Agenda (In Executive Session Book):

- A. **Correspondence:** Correspondence from the IRS regarding a change of address to the HOA post office box address confirmed. Correspondence regarding AB 130 provided for Board review.

- B. **Legislation:** None

X. Next Meeting of the Board of Directors: **10:00 a.m., Saturday, August 16, 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 11:26 a.m. made by Ellen Kosmatka, seconded by Bill Kay. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary