

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
July 20, 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: Bill Kay, Virginia and Ralph Kies

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 July 20, 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 June 29, 2024 Meeting: Motion to approve the Minutes, as submitted, made by Ellen Kosmatka, 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. Second notices to be sent no later than August 1st. Update in August.
 - 2. **Requests:**
 - (a.) 711-C Back Deck Final Approval: Photos of Trex replacement reviewed and discussed. The handrail portion must be replaced with wood. Per the request notes, Trex material is only allowed on the deck floor. Final approval will be provided after handrail is changed to wood, to be consistent with the rest of the complex.
 - (b.) 767-A – Request for reimbursement for sump pump replacement: Request reviewed and discussed. Further investigation into the drainage pipe revealed tree roots blocked the pipe, forcing the sump pump to fail. Motion to approve reimbursement cost of \$401.00 due to roots blocking the drain line made by Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 4-0, approved. The HOA will move drainage pipe in an attempt to correct the drainage issue.
 - (c.) 669-D – Request to change back deck slider: Motion to approve the request as submitted made by Ellen Kosmatka, seconded by Shelley Silver. Vote: 4-0, approved.
- 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, seconded by Solomiya Pyatkovska. 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 August.
- B. CPA's Annual Audit: Revised audit report reviewed and discussed. Questionnaire completed and signed by Ron Zurek and Mindy Vermilion on 7/2/24. Completed package sent to Wheeler Steffen Property Management for mailing to the community on 7/2/24.

VI. New Contracts Business:

- A. Contracts and Proposals:
 - 1. Big Bear Disposal – Portable Toilet Rental Contract: New contract provided by Big Bear Disposal, reflecting 10% increase in monthly rental cost. Mindy Vermilion called for other quotes, including Connelly Pumping and Motherlode. Motion to approve verbal price provided by Connelly Pumping for \$95/month with once per week service and one-time delivery fee of \$25.00. Motion made by Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 4-0, approved. Mindy Vermilion to contact Big Bear Disposal to cancel service and have toilet removed July 31st. New services with Connelly Pumping will begin August 1st. The written contract with Connelly Pumping will be sent to Ron Zurek for signature.
- B. Pool Rules and Violations: Discussion held regarding animals in the pools over the July 4th holiday. No action taken at this time; deferred to August.

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.)*

Bill Kay: In addition to cleanliness being an issue with dogs in the pools, there is an increased risk and liability if a dog were to bite someone and we must avoid this at all costs.

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, August 17, 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 11:44 a.m. made by Shelley Silver, seconded by Ellen Kosmatka. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary