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BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
August 15, 2026

DIRECTORS PRESENT: Bill Kay (Treasurer), Shelley Silver (Secretary), and Solomiya Pyatkovska (Vice-President/Director at Large)

DIRECTORS ABSENT: None

HOMEOWNERS PRESENT: Rosemary Jung, Lynn Ginesi, Ron Zurek as a special guest

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.

Please Note: Ron Zurek sold his condo and attended the meeting as a special guest for Homeowners and Board members to express thanks for his 19 years of service on the Board. After comments of appreciation, Ron Zurek signed off and the Open Session meeting was then called to order.

I. Call to Order: Bill Kay called the open session meeting of the Bayshore Ski & Racquet Club Homeowners Association to order at 10:26 a.m., Saturday, August 15, 2026, via Zoom video / telephone conference call.

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

III. Approval of Minutes of the July 18, 2026 Meeting: Motion to approve the Minutes as submitted made by Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 3-0, 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.

1. Motion to approve a replacement irrigation timer for the north side, with the caveat that the expense be deferred to when it is absolutely necessary to replace. Motion made by Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 3-0, approved.

B. Landscaping Report: Verbal report given by Solomiya Pyatkovska; See also Manager's Report. Unfortunately, the donated plants that were promised have not come through and looks like will not be obtained this year.

C. Architectural & Property Report:

1. Violations: A walkthrough was conducted on 4/17. Notices were sent to Homeowners with a due date for compliance no later than August 31st. At the time of the meeting, there are three outstanding notices. Mindy Vermilion will follow up with Homeowners with a reminder of the due date for compliance. Update in September.

2. Requests: None.

D. Treasurer's Report: Financials provided by Wheeler Steffen Property Management. Summary report read by Bill Kay. Motion to approve the summary report, as presented, made by Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 3-0, approved.

V. Old Business:

A. New Bank Accounts: New Operating account is open and being used as-of August 1st. Discussion whether or not to open a new Reserve account or continue to use the existing account. Motion to continue to use the existing Reserve account made by Solomiya Pyatkovska, seconded by Shelley Silver. Vote: 3-0, approved.

B. Annual Audit Report: Approval for distribution sent to Wheeler Steffen Property Management on July 20th. Upon follow up, additional items were requested by WSPM for final distribution to the community. Update in September.

C. 2026 Projects & Schedules:
1. Painting: Buildings The approved contract has been sent to the contractor. Tentative schedule to begin after the Labor Day holiday – week of September 14th - Homeowners of Buildings 663 and 669 will be notified prior to the project beginning.
2. 781 B & D Interior Repairs: Interior repairs from the roofing project damages have been made to 781 B & D. This project is now fully complete.

VI. New Business:

A. Reassignment of Officers: Discussion of reassignment of Officers held; Motion to approve as follows made by Bill Kay, seconded by Shelley Silver. Vote: 3-0, approved.
1. Bill Kay – President
2. Solomiya Pyatkovska – Treasurer
3. Shelley Silver – Secretary

B. Add All Directors as Signers to Bank Accounts: Existing signers on the bank accounts are Bill Kay and Solomiya Pyatkovska. Motion to approved removing Ron Zurek as a signer and adding Shelley Silver as a signer made by Solomiya Pyatkovska, seconded by Bill Kay. Vote: 3-0, approved.

C. HOA Credit Card – Discussion and Approvals: Motion to approve the following actions made by Shelley Silver, seconded by Bill Kay. Vote: 3-0, approved.
1. Remove Ron Zurek as an authorized user and administrator of the account.
2. Add Mindy Vermilion and Solomiya Pyatkovska as new administrators on the account.
3. Pay the monthly statement by ACH, if possible, to avoid late fees.

D. Contracts and Proposals:
1. All American Spa Service – Winterization and Winter Services Contract: Motion to approve the winterization cost and winter services contract, as presented made by Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 3-0, approved.
2. 737-D Invoice for Reimbursement: Motion to approve invoice reimbursement in the amount of $415.00 for HOA responsibility of a wood pest inspection item made by Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 3-0, approved.

E. Bank Account Change with Payroll Company: Motion to approve Mindy Vermilion signing paperwork to change the bank account information with the payroll company on 8/13/26 made by Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 3-0, 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 the approval for the back deck step addition and to add gravel in the front of my unit. I'd like to add some big boulders in the front, similar to what was recently added in front of 767. Do I need approval for that? Discussion held – yes, pre-approval is needed for those types of improvements.

Lynn Ginesi: Thank you so much for all you do!

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, September 19, 2026 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 11:41 a.m. made by Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 3-0, adjourned.

Respectfully submitted by:

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Mindy Vermilion, Recording Secretary   Shelley Silver, Association Secretary