

**BAYSHORE SKI & RACQUET CLUB  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING-OPEN SESSION  
August 17, 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, Keith Downs, John Kosmatka

**PROPERTY MANAGER:** Mindy Vermilion, Email: [bayshorebigbear@gmail.com](mailto: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 10:02 a.m., Saturday August 17, 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 July 20, 2024 Meeting:** Motion to approve the Minutes, as submitted, made by Ellen Kosmatka, seconded by Solomiya Pyatkovska. Vote: 3-0, approved. \*\* Please note: Director Shelley Silver joined the meeting after the minutes were 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 31<sup>st</sup>. Second notices sent August 2<sup>nd</sup>. Update in September.
  - 2. Requests:
    - (a.) 749-A – Request to extend back deck painting notice deadline to October 15<sup>th</sup>. Request approved; Back deck improvements must be completed no later than October 15<sup>th</sup>.
    - (b.) 699 B & C – Request to extend back deck painting notice to be completed after all roof work is complete. Requests approved; Back deck improvements must be completed no later than October 15<sup>th</sup>, pending roof completion.
- 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 began August 5<sup>th</sup>. Homeowners in that building have been notified as the scope of work changed from roof repair to structural repair. Homeowners will continue to be notified as the project progresses. Looking at the cash flow availability, painting is tentatively scheduled to

begin mid-September, pending the contractor's schedule. Homeowners of Building 675 will be notified accordingly. Further update on projects in September.

**VI. New Business:**

**A. Contracts and Proposals:**

1. 793 Utility Door Replacement: Proposal reviewed and discussion held; Motion to approve the proposal and schedule installation for the first part of October made by Shelley Silver, seconded by Ellen Kosmatka. Vote: 4-0, approved.
2. SCT Consultants – Reserve Study Proposal: Motion to approve Level II reserve study, including an onsite walk through, for \$1,600.00 made by Shelley Silver, seconded by Ellen Kosmatka. Vote: 4-0, approved. Mindy Vermilion will schedule with SCT as soon as possible. Update in September.

**B. Pool Rules and Violations – New Signs for Review and Discussion:** Motion to approve two signs, one for each pool gate, for \$55.50, plus tax made by Shelley Silver, seconded by Ellen Kosmatka. Vote: 4-0, approved. Motion to approve a sign for the dock gate for \$83.75, plus tax made by Ellen Kosmatka, seconded by Solomiya Pyatkovska. Vote: 4-0, approved.

**C. Budget Committee – Volunteers for Budget Committee, Set Meeting Dates and Times:** Treasurer Ellen Kosmatka will chair the budget committee and is looking for as many Homeowner volunteers as possible for this important project. Mindy Vermilion will send out notice for volunteers in the next community newsletter, with the first meeting date and time to be included. A first draft will be presented at the September 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.)*

Bill Kay: I will volunteer for the budget committee. Other than that, no comments.

Keith Downs: What is the fountain on the lake, near the dam? – This is to help aerate the water and reduce the dangerous algae bloom.

John Kosmatka: The upkeep and maintenance of the property looks great. Could we get an estimate for clearing all the weeds at the lake? Possibly Arturo could remove the bad weeds on the side of the dock, while MWD can remove all the weeds in the water?

**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 21, 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](http://www.bayshorehoa.org)

- XI. **Motion to Adjourn:** Motion to adjourn the Open Session at 11:20 a.m. made by Solomiya Pyatkovska, seconded by Ellen Kosmatka. Vote: 4-0, adjourned.

Respectfully submitted by:

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Mindy Vermilion, Recording Secretary

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Shelley Silver, Association Secretary