

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
September 20, 2025**

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

DIRECTORS ABSENT: Ellen Kosmatka (Vice-President/Treasurer)

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 10:00 a.m., Saturday, September 20, 2025, via Zoom video / telephone conference call.

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

III. **Approval of Minutes of the August 16, 2025 Meeting:** Motion to approve the Minutes as submitted made by Bill Kay, seconded by Shelley Silver. Vote: 3-0-1, approved. Solomiya Pyatkovska abstains due to her absence at the 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. Additional input provided by Bill Kay and further information can be found in the Manager's Report.
- 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. At the time of the meeting there are seven outstanding notices. Two extensions have been given to the units in the building with the roof project through October 31st. Of the remaining five, four Homeowners were able to be contacted and made commitments for completion. One unit has not responded to any notifications. Further update in October.
 - 2. **Requests:** None.
- D. **Treasurer's Report:** Summary report provided by Ellen Kosmatka. Due to the Treasurer's absence, there will not be an approval of the summary provided.

V. **Old Business:**

- A. **2025 Projects – Discussion Regarding Projects for Operating and Reserve Budgets:**
 - 1. **Roof Project – Building 681:** The roof project is complete as-of 9/19/25. Homeowners in the building have been notified.
 - 2. **Painting – Building 755 and Portions of 723 and 749:** The start date for Building 755 is set for September 23rd; Homeowners have been notified.
 - 3. **Willows Project – The willows pruning project** has been delayed due to weather. Once the rescheduled date is determined with Stalcup Landscaping, Homeowners will be notified.
- B. **Management Transition to Wheeler Steffen Property Management:** At the time of the meeting, information has been sent to WSPM for opening new bank accounts. It has been confirmed with Desert Resort Management that all autopay accounts will be deactivated. In addition,

information from Wheeler Steffen will be sent to the community where to send payments beginning in October and other important information. Further update in October.

VI. New Business:

A. Contracts and Proposals:

1. Stalcup Landscaping – 2026 Maintenance Contract: Contract reviewed and discussed. Motion to approve made by Solomiya Pyatkovska, seconded by Shelley Silver. Vote: 4-0, approved.
2. Stalcup Landscaping – Planter Maintenance Proposal: Proposal reviewed and discussed. Due to budget financial constraints, this proposal is tabled indefinitely.
3. Stalcup Landscaping – Final Mowing Proposal: Verbal quote provided - \$900.00 for one-time mowing in October, no price increase from the past three years. Motion to approve made by Bill Kay, seconded by Solomiya Pyatkovska. Vote: 4-0, approved.
4. All American Spa Services – Winter Services Contract: Contract reviewed and discussed. Motion to approve made by Bill Kay, seconded by Shelley Silver. Vote: 4-0, approved.
5. Boo Bears Construction – Revised Roof Framing Invoice: Motion to approve the revised invoice price with amended and reduced scope of work for Building 681 made by Bill Kay, seconded by Shelley Silver. Vote: 4-0, approved.

B. 2026 Budget – Draft Budget For Review, Discussion and Approval: Three budget options presented by the Budget Committee for consideration. Long discussion was held. Motion to approve budget option #3 with no increase to the monthly assessment made by Solomiya Pyatkovska, seconded by Bill Kay. Vote: 4-0, approved.

C. Authorization to Begin Foreclosure Proceedings APN #0307-281-39-0-000: In the Executive Session meeting dated August 16, 2025, the Board of Directors voted unanimously to begin foreclosure proceedings for the unit with APN #0307-281-39-0-000. This is notice of approved actions taken by the Board of Directors in the Open Session meeting minutes.

D. Lease Renewal – HOA Owned Condo Unit: Motion to approve a one-year Lease extension for the current tenants in the HOA-owned condo unit, with no increase to the monthly rent made by Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 4-0, approved. Mindy Vermilion will notify the tenants and prepare the Lease extension for authorized signatures.

E. 2026 Election Timeline for Review: Timeline for election notices, nominations, ballots, etc. provided and reviewed. The Annual meeting and Election of the Board of Directors is scheduled for March 21, 2026.

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.)* None

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, October 25, 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 11:37 a.m. made by Shelley Silver, seconded by Bill Kay. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary