

**BAYSHORE SKI & RACQUET CLUB  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING-OPEN SESSION  
September 21, 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:** 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 8:05 a.m., Saturday September 21, 2024, via Zoom video / telephone conference call.

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

III. **Approval of Minutes of the August 17, 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. Motion to approve a registered letter to be sent to Homeowner 723-B regarding incident with tenant's dog on September 4<sup>th</sup> made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, approved.
- 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>.
  - 2. Requests:
    - (a.) 799-C – Request to extend back deck painting notice deadline. Request approved; Back deck improvements must be completed no later than October 15<sup>th</sup>.
    - (b.) 723-B – Back deck request submitted for review and approval. Request reviewed and discussed. Motion to approve made by Ellen Kosmatka, second 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 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. Due to the Line Fire evacuations, the project has been slightly delayed. Homeowners will continue to be notified as the project progresses.

Building 675 is scheduled to begin painting October 3<sup>rd</sup>.

Further update on projects in October.

**VI. New Business:**

- A. 2025 Budget – First Draft Budget for Presentation, Discussion and Approval: Long discussion held. The Budget Committee will meet again with a final draft to be presented for approval in October.
- B. Reserve Study Report: Due to the Line Fire evacuations, the onsite walkthrough with SCT Consultants has been rescheduled. Therefore, the reserve study report is not available in time for the meeting. Tabled to October.
- C. HOA-Owned Condo – Discussion Regarding Lease Renewal: Tabled to October.
- D. 2025 Election of the Board of Directors – Timeline for Notices, Nominations, Set Annual Meeting Date: Timeline reviewed; Date for the Annual meeting and Election of the Board of Directors is set for March 22, 2025.
- E. Contracts and Proposals:
  - 1. Stalcup Landscape – Final October Mowing: Motion to approve a final mowing in October for \$900.00 made by Shelley Silver, second by Ellen Kosmatka. Vote: 4-0, approved.
  - 2. Hatch Pest Solutions – Wasp Nest(s) Removal: Motion to approve seven wasp nests to be removed and treated for \$1,295.00 made by Ellen Kosmatka, second by Solomiya Pyatkovska. Vote: 4-0, 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.)*

John Kosmatka: (1) Is there a way to treat wasps and prevent future activity? (2) Is there someone we can contact to walk the property and advise what can be done for fire prevention? (3) Thank you to the Board for all your hard work!

**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 19, 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 10:20 a.m. made by Shelley Silver, 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