

PRESIDENT'S ANNUAL REPORT OCTOBER 2025

Dear Bayshore Ski and Racquet Club Homeowner:

During the past year your team consisting of Manager Mindy Vermilion, Handyman Arturo Del Valle, and the Board of Directors, continued to work hard in this challenging economy to manage, maintain, and improve your investment in Bayshore. I want to personally thank each and everyone involved in doing so, especially Arturo for maintaining the property beautifully, as reflected by the solid retail value of the units. Please thank them for their efforts as you see them on the property.

Over the past 10 months, our Manager Mindy professionally arranged for and supervised many improvements to the property and buildings. The roof replacement project continues making progress. We had a break in costs for building 681 replacement as there was only a modified scope of work needed for reframing. We painted building 755 in full and performed partial painting for buildings 749 and 723. For fire safety, trees were trimmed for the overall health of the landscaping throughout the property. There was a major cutting back of the willows behind buildings 699 and 737 to improve lake views. Also, we completed front porch maintenance and painting for many buildings throughout the property.

I am so proud of our Budget Committee for their hard work in developing a working budget for 2026. Thanks to them, we are able to keep your monthly dues at \$645.00, even with a substantial increase in the premium for fire insurance. This amount includes a reserve allocation of \$267.03 per month per unit to replace items at the end of their useful lives. Excellent work team as this will help your personal budgets in these times of inflation and higher expenses.

The Board hopes to see you at the Bayshore Annual Meeting at 9:00 am on Saturday, March 21, 2026 via Zoom. We will have two Director positions open for two-year commitments. Please contact Mindy if you are interested in serving on the Board. You can keep up to date on the latest happenings at Bayshore by going to our website at www.bayshorehoa.org.

We have returned to our former management company, Wheeler Steffen Property Management, with offices in Claremont and Big Bear Lake. They have set up accounts for payment of the monthly dues and officially taken over October 1, 2025. Account numbers are BSR-xxxx with the xxxx's being your unit number, examples are 681A and 755B. Their phone number for questions is (909) 621-5941.

In closing, on behalf of the Board of Directors and your management teams, I would like to extend a safe and enjoyable fall season in the mountains and a blessed holiday season with your family.

Ron Zurek, President
Bayshore Ski and Racquet Club HOA, Inc.