

**BAYSHORE SKI & RACQUET CLUB  
HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
January 18, 2020**

**DIRECTORS PRESENT:** Ron Zurek (President), Keith Downs (Vice-President and Secretary) and Solomiya Pyatkovska (Vice-President)

**DIRECTORS ABSENT:** Carole Hurst (Treasurer and Vice-President) and Joe Inzalaco (Vice-President)

**HOMEOWNERS PRESENT:** Volodymyr Pyatkovskyy

**PROPERTY MANAGER:** Mindy Vermilion, Address: PO Box 1224, Big Bear Lake, CA 92315, Phone: (818) 489-4511, Fax: (909) 866-4074, E-MAIL: [bayshoreskihoa@gmail.com](mailto:bayshoreskihoa@gmail.com).

- I. **CALL TO ORDER:** Ron Zurek called the Annual Meeting of the Bayshore Ski & Racquet Club Homeowners Association to order at 9:02 a.m., Saturday January 18, 2020, held at Wheeler Steffen Sotheby's 596 Pineknot Ave, Big Bear Lake CA 92315.
- II. **APPROVAL OF THE MINUTES OF THE JANUARY 26, 2019 ANNUAL HOA MEETING:** There is not a quorum of Directors present at the meeting to approve the minutes. Mindy Vermilion will reach out to those Directors present for written approval of the minutes via email correspondence.
- III. **WELCOME AND INTRODUCTIONS:** All in attendance were self-introduced and welcomed.
- IV. **CERTIFICATION OF QUORUM BY ELECTION INSPECTORS:** Ballots were not distributed to the community this year due to a lack of Candidates running for the available seats. One Candidate is running, with two seats available.
- V. **ELECTION OF MEMBERS TO THE BOARD OF DIRECTORS:**
  - A. Presentation and Introductions of Identified Board Candidates: Ron Zurek is present, no other Candidates running at this time.
  - B. Nominations of Candidate(s) from the Floor (Candidate Must Be Present): None.
  - C. Motion to Close the Nominations: Motion made by Keith Downs, second by Solomiya Pyatkovska. Vote: 3-0, approved.
  - D. Candidate Introductions and Statements: Ron Zurek gave a verbal statement, closely echoing his written statement as submitted.
- VI. **CLOSING THE BALLOT REGISTRATION:** N/A: No ballots distributed.
- VII. **THE INSPECTOR OF ELECTIONS OPEN THE SEALED BALLOTS AND TABULATE THE VOTES:** N/A
- VIII. **REPORTS:**
  - A. **Status of the Complex-President's Report (Ron Zurek):** Letter from Ron Zurek to the community sent in the Fall 2019 community mailing; see attached. Verbal summary of accomplishments given by Ron Zurek.

- B. Financial Report/Year End Financials (Carole Hurst): Report submitted by Carole Hurst via email. Year End Summary also submitted by Ron Zurek per financial statement provided by Wheeler Steffen Property Management. Reports reviewed & discussed.
- C. Landscape Report (Carole Hurst): Report submitted by Carole Hurst via email; report attached.
- D. Director's Comments-Joe Inzalaco: Joe Inzalaco not present at the meeting, no report given.
- E. Director's Report/Comments-Keith Downs: Verbal report given: Would like to see more landscape improvements, as well as further improvements such as the areas where renovations were already completed and the weeds have taken over.
- F. Director's Comments-Solomiya Pyatkovska: Verbal report given: Looking forward to working on the Board this year.
- G. Manager's Outlook/Comments for 2020: Report submitted and read by Mindy Vermilion; see attached.

IX. **ANNOUNCEMENT OF ELECTION RESULTS**: Ron Zurek ran unopposed, therefore is elected by Acclamation. One seat remains open and the Board of Directors is actively looking for a qualified candidate to fill this seat for a two-year term. If interested, please contact Mindy Vermilion.

X. **OPEN DISCUSSION/QUESTION AND ANSWER PERIOD WITH HOMEOWNERS**: None.

XI. **Organization Meeting**: New and continuing Board members will meet for the Open Session meeting to elect officers, establish Board meeting dates and tend to Association business immediately following the Annual meeting.

XII. **MOTION FOR ADJOURNMENT OF THE ANNUAL HOMEOWNERS MEETING FOR JANUARY 18, 2020**: Motion to adjourn the Annual meeting at 9:56 a.m. made by Keith Downs, second by Solomiya Pyatkovska. Vote: 3-0, adjourned.

Respectfully submitted by

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Mindy Vermilion, Recording Secretary

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Keith Downs, Association Secretary

PLEASE REFER TO BULLETIN BOARD LOCATED ON THE NORTH WALL OF THE TRASH BUILDING IN THE MIDDLE OF THE COMPLEX FOR NOTICES OF MEETINGS AND AGENDAS.

ALSO, WE WISH TO ADVISE EVERYONE OF OUR WEBSITE CONTAINING INFORMATION ABOUT BAYSHORE HOA, COPIES OF OUR AGENDA, MINUTES AND NOTICES: [www.bayshorehoa.org](http://www.bayshorehoa.org).