

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
ANNUAL MEETING
March 16, 2024**

DIRECTORS PRESENT: Ron Zurek (President), Ellen Kosmatka (Vice-President and Co-Treasurer), Shelley Silver (Vice-President and Secretary), Solomiya Pyatkovska (Vice-President and Director at Large).

DIRECTORS ABSENT: None

HOMEOWNERS PRESENT: Keith Downs, John Kosmatka, Bill Kay

PROPERTY MANAGER: Mindy Vermilion, Address: PO Box 1224, Big Bear Lake, CA 92315, Phone / Text: (818) 489-4511, Fax: (909) 866-4074, E-MAIL: manager@bayshorehoa.org

- I. **CALL TO ORDER:** Ron Zurek called the Annual Meeting of the Bayshore Ski & Racquet Club Homeowners Association to order at 9:04 a.m., Saturday March 16, 2024, location via Zoom video / telephone conference call.
- II. **WELCOME AND INTRODUCTIONS:** All in attendance were self-introduced and welcomed.
- III. **APPROVAL OF THE MINUTES OF THE MARCH 18, 2023, ANNUAL HOA MEETING:** Motion to approve the minutes as submitted made by Shelley Silver, second by Ellen Kosmatka. Vote: 4-0, approved.
- IV. **ELECTION OF MEMBERS TO THE BOARD OF DIRECTORS:**
“If, at the close of the time period for making nominations, there are the same number or fewer qualified candidates as there are board positions to be filled, then the board of directors may, after voting to do so, seat the qualified candidates by acclamation without balloting.” – Adams Stirling Professional Law Corporation. Due to a fewer number of candidates than Director seats available, the Election of the Board of Directors has been completed by Acclamation.
- V. **CLOSING THE BALLOT REGISTRATION:** N/A
- VI. **THE INSPECTOR OF ELECTIONS NOW OPENS THE SEALED BALLOTS AND TABULATES THE VOTES:** N/A
- VII. **REPORTS OF THE ANNUAL MEETING:** Reports will now be read aloud.
 - A. **Status of the Complex-President’s Report – Ron Zurek:** Letter from Ron Zurek to the community sent in the Fall 2023 annual mailing; Letter available for review on the Association website or upon request.
 - B. **Financial Report/Year End Financials – Ellen Kosmatka:** Report summarized and read aloud by Ellen Kosmatka; Report available to owners upon request.
 - C. **Landscape Report – Solomiya Pyatkovska:** Verbal report given by Solomiya Pyatkovska. Highlights include: This year we will continue with weekly landscape services, with Arturo assisting with irrigation and gopher control. We had to remove a large pine tree to due an automobile accident last summer. I think we’re in a great position to continue as-is and hope to have some extra funds to dedicate to new plantings throughout the complex.
 - D. **Director’s Comments – Shelley Silver:** Verbal report given by Shelley Silver. Highlights include: The Board of Directors and Manager Mindy Vermilion provided conscious

fiduciary responsibility, constantly taking into consideration what is best for ALL members of the community. Thank you to Ellen for a detailed eye on the financials and budget. We have great discussions among Board members with respect for each other. I'm always available to Homeowners and fellow Board members to listen to any issues that arise or need to be addressed throughout the complex. Much appreciation to Ron for his leadership. Thank you to all for your dedication and I look forward to continuing to serve as a Director at Large.

- E. Manager's Outlook/Comments for 2024: Report submitted and read by Mindy Vermilion; Report available to owners upon request.

VIII. ANNOUNCEMENT OF ELECTION RESULTS:

Due to a fewer number of qualified candidates than board positions available, Ron Zurek and Ellen Kosmatka were seated by acclamation on 3/16/24 for term 3/16/24 – 3/2026. Motion to approve made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, approved.

IX. OPEN FORUM/QUESTION AND ANSWER PERIOD WITH HOMEOWNERS:

- A. John Kosmatka: No comments, other than I'm a very happy Homeowner! The Board is doing a great job, the complex looks great.
B. Keith Downs: You guys are doing a bang-up job. Keep up the good work!
C. Bill Kay: No comments, I second what everyone else has said. Nothing but positive things to say about all.

- X. **ORGANIZATIONAL MEETING:** New and continuing Board members will meet for the Open Session meeting to elect officers and tend to Association business immediately following the Annual meeting.

- XI. **MOTION FOR ADJOURNMENT OF THE ANNUAL HOMEOWNERS MEETING FOR MARCH 16, 2024:** Motion to adjourn the Annual meeting at 9:35 a.m. made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, adjourned.

Respectfully submitted by

Mindy Vermilion, Recording Secretary

Shelley Silver, 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.

