

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
ANNUAL MEETING
March 18, 2023**

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

DIRECTORS ABSENT: None

HOMEOWNERS PRESENT: Lynn Ginesi, Bill Kay, Rick Lutz, John Kosmatka and Ralph and Virginia Kies.

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 18, 2023, at the location of Wheeler Steffen Sotheby's International Realty – 596 Pine Knot Ave, Big Bear Lake, CA 92315 and 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 19, 2022, ANNUAL HOA MEETING:**
Motion to approve the minutes as submitted made by Keith Downs, second by Shelley Silver.
Vote: 5-0, 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 2022 annual mailing; Letter available for review on the Association website or upon request.
 - B. **Financial Report/Year End Financials – Ellen Kosmatka and Solomiya Pyatkovska:** Report summarized and read aloud by Ellen Kosmatka; Report available to owners upon request.
 - C. **Landscape Report – Keith Downs:** Verbal report given by Keith Downs.
 - D. **Director's Comments – Shelley Silver:** Report submitted and read by Shelley Silver; Report available to owners upon request.

- E. Manager's Outlook/Comments for 2023: 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, Solomiya Pyatkovska and Shelley Silver were seated by acclamation on 1/28/23 for term 3/18/23 – 3/2025.

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

- A. Lynn Ginesi: No comments, other than the Board is doing a great job. Thanks for all you do!
- B. Rick Lutz: No comments or questions.
- C. Bill Kay: The diligence of the group to manage expenses is great. Keep up the good work.
- D. Ralph & Virigina Kies: A huge thanks to Arturo for the snow removal. Thank you to Mindy for the newsletter updates, they are very helpful.
- E. John Kosmatka: Thanks to the Board for the fantastic work on behalf of the Association. Thanks to Ron for leading the group. Thanks to Keith for handling the gophers and other landscaping issues. Thanks to Arturo and Mindy for handling the business of the complex and snow removal.

- 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 18, 2023:** Motion to adjourn the Annual meeting at 9:36 a.m. made by Keith Downs, second by Ellen Kosmatka. Vote: 5-0, 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.