

**BAYSHORE SKI & RACQUET CLUB  
HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
March 19, 2022**

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

**DIRECTORS ABSENT:** Steve Bandich (Vice-President and Director at Large)

**HOMEOWNERS PRESENT:** Walter Pyatkovskyy, John Castleberry, Lynn Ginesi and Ellen Kosmatka.

**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](mailto:manager@bayshorehoa.org)

- I. **CALL TO ORDER:** Ron Zurek called the Annual Meeting of the Bayshore Ski & Racquet Club Homeowners Association to order at 9:05 a.m., Saturday March 19, 2022 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 20, 2021 ANNUAL HOA MEETING:** Motion to approve the minutes as submitted made by Shelley Silver, second by Keith Downs. Vote: 4-0, approved.
- IV. **ELECTION OF MEMBERS TO THE BOARD OF DIRECTORS:**
  - A. Presentation and Introductions of Identified Board Candidates – Candidates may read their statements at this time, if they so choose: None
  - B. Nomination of Candidate(s) From the Floor (Candidate MUST be present): None.
- V. **CLOSING THE BALLOT REGISTRATION:** All remaining ballots must be tendered to the Inspector of Elections.
  - A. Motion to Close the Polls: Motion to close the polls made by Keith Downs, second by Solomiya Pyatkovska. Vote: 4-0, approved.
- VI. **THE INSPECTOR OF ELECTIONS NOW OPENS THE SEALED BALLOTS AND TABULATES THE VOTES**
- VII. **REPORTS OF THE ANNUAL MEETING:** Reports will be read aloud while the Inspector of Elections tabulates the votes.
  - A. Status of the Complex-President's Report (Ron Zurek): Letter from Ron Zurek to the community sent in the Fall 2021 annual mailing; Letter available for review on the Association website or upon request. Concern remains about the roofs and budget, with increases in prices being seen everywhere. Real estate prices have increased significantly and the values of all the units in Bayshore are increasing as well.

- B. Financial Report/Year End Financials (Solomiya Pyatkovska): Report summarized and read aloud by Solomiya Pyatkovska; Report available to owners upon request. 2021 definitely had its challenges with unexpected roof structural and replacement expenses, as well as late non-renewal notice from Farmers Insurance forcing the HOA into a policy with California Fair Plan with reduced coverage at a much high price than budgeted, resulting in a one-time special assessment for all members. Fortunately, manager Mindy Vermilion didn't give up and was able to secure a fantastic policy with State Farm, with better coverages than the Farmers policy, at a very competitive price. The new insurance policy did not go into effect until after the 2022 budget was approved, therefore there may be some additional funds earmarked for insurance that can possibly be reallocated to Reserves to additionally fund the roof(s) project. The budget committee took every line item into consideration and was unable to keep the monthly dues where they were, finding an increase to \$545/month necessary.
- C. Landscape Report (Keith Downs): Report submitted and read by Keith Downs. Report available to owners upon request. Landscape improvement budget will largely depend on the roof issues and associated budget for those repairs.
- D. Director's Comments – Steve Bandich: Not present, no report or comments submitted.
- E. Director's Report/Comments – Shelley Silver: Report submitted and read by Shelley Silver; Report available to owners upon request.
- F. Manager's Outlook/Comments for 2022: Report submitted and read by Mindy Vermilion; Report available to owners upon request.

**VIII. ANNOUNCEMENT OF ELECTION RESULTS:** Inspector of Elections Cathy Coogan announces one ballot cannot be counted, as three votes were used and the CC&R's state each unit can only vote twice. Following are the results of the remaining ballots counted:

6 Ballots – Quorum Only

19 Votes – Ron Zurek

15 Votes – Ellen Kosmatka

10 Votes – Bill Kay

Ron Zurek and Ellen Kosmatka will serve two-year terms March 2022 – March 2024.

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

- A. John Castleberry: Very glad to hear we got away from California Fair Plan.
- B. No Other Homeowner Comments

**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 19, 2022:** Motion to adjourn the Annual meeting at 9:41 a.m. made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, 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).