

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
ANNUAL MEETING
March 20, 2021**

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

DIRECTORS ABSENT: None

HOMEOWNERS PRESENT: Walter Pyatkovskyy, John Kosmatka, Cheryl Gaines, Lynn Ginesi and Bill and Lorie 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 9:03 a.m., Saturday March 20, 2021 via Zoom video / telephone conference call due to Covid restrictions.
- II. **APPROVAL OF THE MINUTES OF THE JANUARY 18, 2020 ANNUAL HOA MEETING:** Motion to approve the minutes as submitted made by Keith Downs, second by Solomiya Pyatkovska. Vote: 3-0-2. Steve Bandich and Shelley Silver abstain, as they were not present or Board members at the time of the meeting.
- 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 as there were three qualified candidates and three available Director positions for election. Due to this, a Notice of Election by Acclamation was sent to the community with an opportunity for any members to object in writing no later than March 19, 2021. No written communication was received.
- V. **ELECTION OF MEMBERS TO THE BOARD OF DIRECTORS:**
 - A. Presentation and Introductions of Identified Board Candidates: Keith Downs, Solomiya Pyatkovska and Shelley Silver are present for the election.
 - B. Nominations of Candidate(s) from the Floor (Candidate Must Be Present): None.
 - C. Motion to Close the Nominations: Motion made by Steve Bandich, second by Ron Zurek. Vote: 5-0.
 - D. Candidate Introductions and Statements: No statements given by Candidates.
- 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 2020 community mailing; Letter available for review on the Association website or upon request. Concerned about the roofs and budget. Reserves must be funded, an increase in Reserve contribution must be made in 2022.
- B. Financial Report/Year End Financials (Solomiya Pyatkovska): Report summarized and read aloud by Solomiya Pyatkovska; Report available to owners upon request. 2020 had some extra challenges with Covid and roof expenses but there were some positive impacts as well such as reduce utilities. There were some additional payroll expenses with the need to hire an extra employee to assist with Covid sanitization procedures in order to keep the pools and tennis courts open through the summer for owners and guests to use. The Budget Committee was careful to balance the challenge of a budget for 2021 that will support Operating and Reserve expenses while being mindful of struggles owners may be having due to the financial impact of Covid.
- 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: Verbal report given. No specific comments; Overall very pleased with Board participation and management.
- E. Director's Report/Comments – Shelley Silver: Report submitted and ready aloud by Shelley Silver; Report available to owners upon request.
- F. Manager's Outlook/Comments for 2021: Report submitted and read by Mindy Vermilion; Report available to owners upon request.

IX. ANNOUNCEMENT OF ELECTION RESULTS: Keith Downs, Solomiya Pyatkovska and Shelley Silver elected by acclamation for a two-year term ending in March 2023.

X. OPEN DISCUSSION/QUESTION AND ANSWER PERIOD WITH HOMEOWNERS:

Lynn Ginesi: The Board does a great job, thank you for all you do!

Cheryl Gaines: I appreciate all the Board members. Thank you for your time commitment and the improvements you make for the benefit of all owners.

John Kosmatka: I am very impressed with the Board and management. I always look forward to reading the newsletters. Thank you to everyone.

Bill & Lorie Kay: Congratulations to the re-elected Board members. One question: Has any consideration been given to create a pickleball court within one of the tennis courts? It has become very popular and is a very fun, family-friendly game. Discussion held; Mindy Vermilion will research further and bring bids in April, if possible.

XI. Organizational 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 MARCH 20, 2021:** Motion to adjourn the Annual meeting at 9:50 a.m. made by Steve Bandich, second by Keith Downs. Vote: 5-0, adjourned.

Respectfully submitted by

Mindy Vermilion, Recording Secretary

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.