

**BAYSHORE SKI & RACQUET CLUB  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING-OPEN SESSION  
January 16, 2021**

**DIRECTORS PRESENT:** Ron Zurek (President), Keith Downs (Vice-President/Secretary) and Steve Bandich (Vice-President/Director at Large)

**DIRECTORS ABSENT:** Solomiya Pyatkovska (Vice-President/Treasurer) and Shelley Silver (Vice-President/Director at Large)

**HOMEOWNERS PRESENT:** Cheryl Gaines, Walter Pyatkovska, John Kosmatka and Lynn Ginesi

**PROPERTY MANAGER:** Mindy Vermilion, Email: [manager@bayshorehoa.org](mailto:manager@bayshorehoa.org) , Tel: (818) 489-4511, Fax: (909) 866-4074, Mailing address: PO Box 1224, Big Bear Lake, CA 92315.

- I. **Call to Order:** Ron Zurek called the open session meeting of the Bayshore Ski & Racquet Club Homeowners Association to order at 10:12 a.m., Saturday January 16, 2021 via Zoom video / telephone conference call.
- II. **Welcome and Introductions:** All in attendance were self-introduced and welcomed.
- III. **Approval of Minutes of the December 12, 2020 Meeting:** Motion to approve the minutes as presented made by Keith Downs, second by Steve Bandich. Vote: 3-0, approved.
- IV. **Manager’s Report:** Report submitted and read by Mindy Vermilion. Copy of the Manager’s Report is available to all Homeowners by request. Please contact Mindy Vermilion for a copy. Highlights of the Manager’s Report are:

|         |   |  |
|---------|---|--|
| 1/16/21 | Water leak in 755-C: Further investigation by outside contractor and plumber with bids to repair to be obtained by Manager Mindy Vermilion. Bids will be presented to the Board for approval. |  |
| 1/16/21 | Ron Zurek will contact the HOA insurance agent for the liability policy renewal proposal to be presented for review and discussion in February.   |  |

- V. **Landscaping Report:** Verbal report given; also see Manager’s Report.
- VI. **Architectural & Property Report:**
  - (A.) Requests: None
  - (B.) Violations / Notices:
    - (1.) One notice is outstanding with an extension through April 1, 2021. Homeowner has been notified and acknowledges compliance by the extended due date.
- VII. **Treasurer’s Report:** Report submitted and read by Ron Zurek in Treasurer’s absence.
  - (A.) 2020 Financials Year in Review: Comment by Ron Zurek – The December Reserve transfer was not able to be made due to lack of funds. The Reserve is not to be used to fund Operating expenses. This cannot continue.
  - (B.) December 2020 Reserve Transfer: Ron Zurek suggests a repayment plan of \$4,000.00/ month in January and February and \$4,347.62 in March to make up for the missed Reserve account payment. Motion to approve repayment plan as stated made by Keith Downs, second by Steve Bandich. Vote: 3-0, approved. Mindy Vermilion will confirm with Wheeler Steffen Management Co.
- VIII. **Old Business:** None.

IX. **New Business:** None.

X. **Emergency Items Not on the Agenda:** None.

XI. **Homeowner's Presentations and Comments:** *(Agenda Policy SB 528 - Open Meeting Act - The Board is no longer able to discuss or take action on any item that is not on the scheduled Agenda. The Board requests that any owner that would like a matter placed on the Agenda for review that you provide your request in writing to the management company at least ten (10) days prior to the meeting.)*

(A.) Cheryl Gaines: No comments, thank you to the Board for all the great work.

(B.) Lynn Ginesi: No comments, thank you to the Board. Hoping to spend more time in Big Bear this summer!

(C.) John Kosmatka: We are new and want to be good neighbors, have good rental guest compliance, etc.

(D.) Walter Pyatkovska: Happy New Year to all, stay healthy, hoping 2021 is a better year!

XII. **Property and Association Issues Not On Agenda (In Executive Session Book):**

(A.) **Correspondence:** None

(B.) **Legislation:** None

XIII. **Next Meeting of Board of Directors:** 10:00 a.m., February 20, 2021. Location: Due to COVID-19 restrictions, monthly HOA meetings will be held via video / telephone conference call. Homeowners will be notified of instructions to join the monthly meetings. **Homeowners are encouraged to attend.**

For the most up-to-date meeting and Association information, please refer to the community bulletin board (located next to the center trash enclosure) or the Association website: [www.bayshorehoa.org](http://www.bayshorehoa.org)

XIV. **Motion to Adjourn:** Motion to adjourn the Open Session at 11:39 a.m. made by Steve Bandich, second by Keith Downs. Vote: 3-0, adjourned.

Respectfully submitted by:

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Mindy Vermilion, Recording Secretary

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Keith Downs, Association Secretary