

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
January 20, 2023**

DIRECTORS PRESENT: Ron Zurek (President), Ellen Kosmatka (Vice-President/Treasurer), and Solomiya Pyatkovska (Vice-President/Director at Large)

DIRECTORS ABSENT: Shelley Silver (Vice-President/Secretary)

HOMEOWNERS PRESENT: Keith Downs, Marcia Lutz, Rosemary Chung

PROPERTY MANAGER: Mindy Vermilion, Email: 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 11:02 a.m., Saturday January 20, 2024, 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 2, 2023 Meeting: Deferred to next open session due to a lack of quorum of Directors present at the December 2nd meeting.

IV. Reports:

A. **Manager's Report:** Report submitted and read by Mindy Vermilion. A copy of the Manager's Report is available to all Homeowners by request. Please contact Mindy Vermilion for a copy.

B. **Landscaping Report:** Verbal report given by Solomiya Pyatkovska; also see Manager's Report.

C. **Architectural & Property Report:**

(1.) Violations / Notices: Back deck correction notices sent 6/26/23 with a compliance due date of 9/15/23. At the time of the meeting, there is one outstanding notices. Mindy Vermilion to follow up with Homeowner for firm date of compliance no later than February 10, 2024 in order to avoid further action by the Association.

(2.) Requests: None

D. **Treasurer's Report:** Financial report provided by Wheeler Steffen Property Management and summary provided by Ellen Kosmatka. Discussion held regarding outstanding payments due to the Reserve fund and re-payment plan. Mindy Vermilion to reach out to WSPM with questions for the Association CPA for guidance and recommendations. Further update in February. Motion to approve the financial report and summary as submitted made by Ellen Kosmatka, second by Solomiya Pyatkovka. Vote: 3-0, approved.

V. Old Business:

A. **Automobile Accident and Property Damages – Cienega Rd, North End (Update):** A new claim was filed with State Farm on behalf of the HOA on 11/9/23. Included in the claim was a letter from certified arborist Marty Murie regarding the dead pine tree that was struck during the single vehicle accident on 7/31/23. Also included was a cost proposal to remove the dead tree. State Farm confirmed it will pay the \$1,250.00 cost to remove the tree and will issue a check immediately. At the time of the meeting the check had not been received. Tree removal is tentatively scheduled for 1/25-1/26/24, weather permitting. Further update in February.

B. **2024 Election – Update on Nominations Received and Ballot Process:** Two qualified nominations were received by Ron Zurek and Ellen Kosmatka for the upcoming election of the

Board of Directors. There are (3) three open seats available, therefore the ballot process can be forgone and the election will proceed by acclamation.

“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 will be held by Acclamation at the next election and Annual Meeting, scheduled for March 23, 2024.

VI. New Business:

- A. 2024 Project(s) Planning Discussion – Preliminary planning discussion held. No actions taken, further discussion to be held in February.
- B. CPA Proposals for Financial Audit and 2023 Tax Returns – Two proposals reviewed and discussed. Motion to approve the contract with Owens, Moskowitz and Associates in the amount of \$1,450.00, including a \$500.00 retainer fee, for the financial statements audit & report, as well as tax return preparation and filing made by Ellen Kosmatka, second by Solomiya Pyatkovska. Vote: 3-0, approved.

VII. Emergency Items Not on the Agenda: None.

VIII. 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.)*

Keith Downs: Is the Board aware that legislation has changed beginning in 2024 regarding how much money can be obtained from tenants as a security deposit?

Rosemary Chung: The painting came out awesome, the contractor & crew were very professional, helpful and courteous. Also, I took my condo off the short-term rental program. It is no longer a rental, we will only use it ourselves and friends & family.

Marcia Lutz: No comments, everything looks great.

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

A. Correspondence: None

B. Legislation: None

X. Next Meeting of the Board of Directors: 10:00 a.m., Saturday, February 17, 2024 via Zoom video/telephone conference call.

Please note: California's Governor signed Assembly Bill (AB) 648 regarding virtual board meetings into law on September 22, 2023. CAI-CLAC sponsored this bill, which amends the Civil Code to permit board meetings to take place virtually, without there being any physical location requirement, as long as certain notice and accessibility requirements are complied with. The change to the law is effective January 1, 2024. As such, meetings will be held via Zoom and Homeowners will be provided with the meeting link and call-in information no less than five days prior to the meeting. If a physical location is also available, Homeowners will be notified.

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

- XI. **Motion to Adjourn:** Motion to adjourn the Open Session at 12:18 p.m. made by Solomiya Pyatkovska, second by Ellen Kosmatka. Vote: 3-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary