

**BAYSHORE SKI & RACQUET CLUB  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING-OPEN SESSION  
January 28, 2023**

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

**DIRECTORS ABSENT:** Ellen Kosmatka (Vice-President/Asst. Treasurer)

**HOMEOWNERS PRESENT:** Walter Pyatkovskyy, Rosemary Jung, Leigh Overton, Bill Kay

**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 10:03 a.m., Saturday January 28, 2023, 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 17, 2022 Meeting:** Motion to approve the minutes, as submitted made by Shelley Silver, second by Keith Downs. Vote: 4-0, approved.
- IV. **Reports:**
  - A. **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.
    - Motion to approve payment of the unsecured property tax bill for the HOA-owned unit, 749-C in the amount of \$625.44 made by Shelley Silver, second by Keith Downs. Vote: 4-0, approved.
  - B. **Landscaping Report:** Verbal report given by Keith Downs. Everything is seasonally dormant at this time.
    - Onsite inspection report provided by arborist Marty Murie regarding the health of a list of trees, as well as Marty's recommendations were reviewed and discussed. No action taken at this time.
  - C. **Architectural & Property Report:**
    - (1.) **Violations / Notices:** List of short-term rental properties made, with corrections to be made to some of the signs. Due date for compliance will be 30-days or less from the date of the notice. Update in February.
    - (2.) **Requests:**
      - **781-A Sump Pump Drainage Request:** Request to divert sump pump drainage further away from the foundation of the building made by Homeowner 781-A. Long discussion held; further discussion and method to rectify to be reviewed in February.
  - D. **Treasurer's Report:** Report submitted, and review given by Solomiya Pyatkovska. Report is available to all Homeowners by request. Please contact Mindy Vermilion for a copy.
- V. **Old Business:** None.
- VI. **New Business:**
  - A. **2023 Board of Directors Election by Acclamation – Qualified Nominees: Solomiya Pyatkovska and Shelley Silver:** Motion to approve nominees with a two year term 3/18/2023 – March 2025

made by Keith Downs, second by Ron Zurek. Vote: 2-0-2, approved. Solomiya Pyatkovska and Shelley Silver abstain due to conflict of interest.

\*\*Please note: One seat will remain open after Keith Downs' term expires 3/18/23. Any interested Homeowners, please express your interest via email to Manager Mindy Vermilion for consideration by the Board of Directors.

**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.)*

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

**A. Correspondence:**

1. – CPA Audit and Tax Preparation proposal Provided by Wheeler Steffen Property Management 1/24/23: Proposals reviewed and discussed. Motion to approve audit and tax preparation by Owens, Moskowitz and Associates in the amount of \$1,350.00 made by Keith Downs, second by Shelley Silver. Vote: 4-0, approved.

**B. Legislation:** None

**X. Next Meeting of the Board of Directors:** **10:00 a.m., Saturday, February 18, 2023** via Zoom video / telephone conference call. Homeowners will be notified of instructions to join the monthly meetings.

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)

**XI. Motion to Adjourn:** Motion to adjourn the Open Session at 11:48 a.m. made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, adjourned.

Respectfully submitted by:

---

Mindy Vermilion, Recording Secretary

---

Keith Downs, Association Secretary