

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
October 21, 2023**

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

DIRECTORS ABSENT: None

HOMEOWNERS PRESENT: No Homeowners present

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 10:04 a.m., Saturday October 21, 2023, via Zoom video / telephone conference call and in-person location at the Wheeler Steffen Sotheby's Office, Big Bear Lake.
- II. **Welcome and Introductions:** All in attendance were self-introduced and welcomed.
- III. **Approval of Minutes of the September 23, 2023 Meeting:** Motion to approve the minutes, as submitted made Shelley Silver, second by Ellen Kosmatka. Vote: 4-0, approved.
- 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 are two outstanding notices. Mindy Vermilion to follow up with Homeowners for hard date of compliance.
 - (2.) **Requests:** None
 - D. **Treasurer's Report:** Report submitted, and review given by Ellen Kosmatka. Report is available to all Homeowners by request. Please contact Mindy Vermilion for a copy. Motion to approve the financial package provided by Wheeler Steffen Property Management and the Treasurer's summary made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, approved.
- V. **Old Business:**
 - A. **Projects 2023:**
 1. – Roof Project – Building 693: Final inspection was signed off by the City of Big Bear Lake on Monday 9/25. Homeowners have been notified the job is complete. Mindy Vermilion is working with Homeowners to schedule damages that may have occurred throughout the project and will be scheduled at the Homeowner's convenience.
 2. – Painting – Buildings 781 and 711: Building 781 and are complete as of 10/11. Homeowners have been notified.
 - B. **Automobile Accident and Property Damages – Cienega Rd, North End (Update):** Mindy Vermilion obtained the accident report on behalf of the Association. This report had the driver's name and insurance information. A large pine tree at the north entrance was struck by the vehicle and now appears to be dead. The Board would like Marty Murie, certified arborist, to

inspect and make recommendations. If the tree needs to be removed, Mindy Vermilion will contact the driver's insurance company for reimbursement. Further update in December.

VI. New Business:

- A. SCT Consultants – Levell III Reserve Study Report for Review, Discussion and Approval: Report reviewed and discussed. Mindy Vermilion to contact SCT Consultants regarding one small type to be fixed. Motion to approve the report, with typo edit correction made by Shelley Silver, second by Ellen Kosmatka. Vote: 4-0, approved.
- B. Election Rules – Motion to adopt the updated election rules, as of October 23, 2023, made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, approved.
- C. Trash Service – Discussion held regarding trash services. No action taken at this time.
- D. Election Timeline – Discussion held regarding upcoming nomination forms to be distributed to the community and other upcoming important election dates. No action necessary at this time.
- E. Contracts and Proposals:
 - 1. – Mile High Equipment – Snow Removal Contract 2023/2024: No rate increase for this year. Motion to approve the contract as presented made by Ellen Kosmatka, second by Shelley Silver. Vote: 4-0, approved.
 - 2. – CID Insurance – Fidelity Bond Policy Renewal: No rate increase to the policy this year. Motion to approve the policy premium of \$411.00 made by Ellen Kosmatka, second by Solomiya Pyatkovska. Vote: 4-0, approved.
 - 3. – State Farm Insurance – Master Policy Renewal: Policy renewed with a slight increase to the premium. Motion to approve policy in the amount of \$24,300.00, effective November 15, 2023, made by Ellen Kosmatka, second by Solomiya Pyatkovska. Vote: 4-0, 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.)*

No Homeowner comments.

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, December 2, 2023, via Zoom video/telephone conference call. Physical location TBD and Homeowners will be notified of Zoom meeting instructions no less than five days prior to the meeting to the email address provided on file.

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 11:37 a.m. made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary