

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
December 17, 2022**

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

DIRECTORS ABSENT: None

HOMEOWNERS PRESENT: John Kosmatka, Ruthie Combs

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 10:06 a.m., Saturday December 17, 2022, via Zoom video / telephone conference call.
- II. **Welcome and Introductions:** All in attendance were self-introduced and welcomed.
- III. **Approval of Minutes of the October 8, 2022 Meeting:** Motion to approve the minutes, as submitted made by Shelley Silver, second by Keith Downs. Vote: 5-0, 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.
 - B. **Landscaping Report:** Verbal report given by Keith Downs.
 - C. **Architectural & Property Report:**
 - (1.) **Violations / Notices:** All notices have been satisfied for the year. Thank you Homeowners for your compliance!
 - (2.) **Requests:**
 - **755-A Back Deck Request:** Request to replace the back deck floor wood material with the pre-approved Trex material submitted by Homeowner and reviewed by the Board. Discussion and Q & A with Homeowner followed. Motion to approve the request as submitted made by Ellen Kosmatka, second by Keith Downs. Vote: 5-0, approved.
 - 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.
- V. **Old Business:**
 - A. **2023 Board of Directors Election Timeline:** Nomination forms have been mailed to the community with a due date of 12/22/22.
- VI. **New Business:**
 - A. **2023 Board of Directors Nominations Received – Update:** At the time of the meeting, two qualified candidates have returned a form, with three seats available at the March election. “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.
If all acclamation requirements are met, the open board meeting in January will reflect an

agenda item to consider the qualified candidates to be elected by acclamation.

- B. Set Meeting Dates and Locations: 2023 Meeting dates are set as follows: January 28, February 18, March 18, April 15, May 20, June 17, July 15, August 19, September 16, October 21 and December 16. A physical meeting location will be required to be provided for any Homeowners who would prefer to attend in person after the State of Emergency expires on February 28, 2023. A physical location, as well as the Zoom link will be provided to all Homeowners no later than five days prior to the scheduled meeting.
- C. Identify Inspector of Elections: Cathy Coogan, registered Notary Public will serve as Inspector of Elections, for a fee of \$200.00.
- D. Approvals:
- Washer/Dryer Replacement – HOA-owned Condo Unit: Motion to approve replacement washer/dryer unit for the HOA-owned condo in the amount of \$1,537.19, including all accessories, installation and haul-away of old unit made by Shelley Silver, second by Keith Downs. Vote: 5-0, approved.
 - Tree and Debris Removal: Motion to approve removal of pine tree struck by lightning, as well as other broken tree branches throughout the property from the early November windstorms in the amount of \$1,000.00 made by Solomiya Pyatkovska, second by Ellen Kosmatka. Vote: 5-0, 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.)*

John Kosmatka: Do most owners winterize when leaving during the winter season, or do they risk it? Discussion held regarding winterizing options, suggestions, DWP recommendations, etc.

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

A. Correspondence:

1. – Bear Valley Electric notice regarding rate increases.

B. Legislation: None

X. Next Meeting of the Board of Directors: **10:00 a.m., Saturday, January 28, 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

XI. Motion to Adjourn: Motion to adjourn the Open Session at 11:04 a.m. made by Solomiya Pyatkovska, second by Ellen Kosmatka. Vote: 5-0, adjourned.

XII. Adjourn to Executive Session
A. Year-End Summary

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Keith Downs, Association Secretary