

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
December 2, 2023**

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

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

HOMEOWNERS PRESENT: Keith Downs

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 October 21, 2023 Meeting:** Motion to approve the minutes, as submitted made Shelley Silver, second by Solomiya Pyatkovska. Vote: 3-0, 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 prior to December 31, 2023 in order to avoid further action by the Association.

(2.) **Requests:** None

D. **Treasurer's Report:** Treasurer Ellen Kosmatka not present for the meeting. Mindy Vermilion provided a draft report for review and discussion only.

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. At the time of the meeting, a response from State Farm has not been received, but it usually takes 4-6 weeks. Mindy Vermilion will continue to follow up; Further update in January.

VI. **New Business:**

A. **Approve Inspector of Elections –** Motion to approve Cathy Coogan, certified notary public, as Inspector of Elections for a fee of \$150.00 made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 3-0, approved.

- B. Set Meeting Dates 2024 – Motion to approve meeting dates set made by Solomiya Pyatkovska, second by Shelley Silver. Vote: 3-0, approved. Meeting dates will be posted on the website and are as follows:
- 1/20/24
 - 2/17/24
 - 3/23/24 – Annual Meeting and Election of the Board of Directors
 - 4/20/24
 - 5/18/24
 - 6/22/24
 - 7/20/24
 - 8/17/24
 - 9/21/24
 - 10/19/24
 - 12/7/24 – November and December meetings are combined due to the busy holiday season
- C. Contracts and Proposals:
- 1. – Mike’s Plumbing – Sewer Line Repair 749 C/D: Motion to approve the sewer line repair project for units 749 C & D for a total cost of \$5,700.00 made by Shelley Silver, 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: Would it be possible to add some asphalt to one of the temporary patches adjacent to Building 693 left by DWP after a water line repair? It’s a pretty big dip and a bag of asphalt would probably do it.

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, January 20, 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 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