

**BAYSHORE SKI & RACQUET CLUB  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING-OPEN SESSION  
February 17, 2024**

**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](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 10:04 a.m., Saturday February 17, 2024, via Zoom video / telephone conference call.

II. **Welcome and Introductions:** All in attendance were self-introduced and welcomed.

III. **Approval of Minutes:**

- A. **December 2, 2023:** Motion to approve the minutes as presented made by Solomiya Pyatkovska, second by Shelley Silver. Vote: 3-0-1, approved. Ellen Kosmatka abstains due to her absence from the meeting.
- B. **January 20, 2024:** Motion to approve the minutes as presented made by Ellen Kosmatka, second by Solomiya Pyatkovska. Vote: 3-0-1, approved. Shelley Silver abstains due to her absence from the 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:** All outstanding notices have been satisfied. A new list of short-term rental units was made, with two signs needing minor corrections. Homeowners have been notified with a due date for compliance of February 28, 2024. Update in March.

**(2.) Requests:** None

- D. **Treasurer's Report:** Financial report provided by Wheeler Steffen Property Management and summary provided by Ellen Kosmatka. Discussion held regarding the HOA-owned condo to be added to the Balance Sheet; Mindy Vermilion will follow up with Wheeler Steffen Property Management. Update in March.  
Motion to approve the financial report and summary as submitted made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, approved.

V. **Old Business:**

- A. **Automobile Accident and Property Damages – Cienega Rd, North End (Update):** The dead pine tree at the North entrance was removed by Bear Valley Tree Care Service on 1/25/24. The insurance claim check was received from State Farm on 1/24/24 and deposited into the Operating account until the invoice is paid.

- B. 2024 Project(s) Planning Discussion – Discussion held regarding projects, projects costs and cash flow availability. No action taken at this time; further discussion in March.

VI. New Business: None.

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 Homeowners present for the meeting.

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: **9:00 a.m., Saturday, March 16, 2024** via Zoom video/telephone conference call. **Please note: The date for the annual meeting and election of the Board of Directors has been moved to March 16, 2024. This meeting begins one hour earlier than usual, beginning promptly at 9:00 a.m.**

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](http://www.bayshorehoa.org)

XI. Motion to Adjourn: Motion to adjourn the Open Session at 10:58 a.m. made by Solomiya Pyatkovska, second by Ellen Kosmatka. Vote: 4-0, adjourned.

Respectfully submitted by:

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Mindy Vermilion, Recording Secretary

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Shelley Silver, Association Secretary