

**BAYSHORE SKI & RACQUET CLUB  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING-OPEN SESSION  
February 18, 2023**

**DIRECTORS PRESENT:** Ron Zurek (President), Keith Downs (Vice-President/Secretary), Solomiya Pyatkovska (Vice-President/Treasurer), and Ellen Kosmatka (Vice-President/Asst. Treasurer)

**DIRECTORS ABSENT:** Shelley Silver (Vice-President/Director at Large)

**HOMEOWNERS PRESENT:** Ralph & Virginia Kies, Rosemary Jung, John Kosmatka

**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 10:01 a.m., Saturday February 18, 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 January 28, 2023 Meeting:** Motion to approve the minutes, as submitted made Keith Downs, second by Solomiya Pyatkovska. Vote: 3-0-1, approved. Ellen Kosmatka abstains due to her absence at the meeting.
- 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. Everything is seasonally dormant at this time. Annual tree trimming recommendations will be reviewed when presented.
  - 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 March.
    - (2.) **Requests:** No new requests.
  - 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. **781-A Sump Pump Drainage Request:** Discussion held regarding HOA and Homeowner responsibility. Mindy Vermilion will reach out to the Homeowner who made the request to further discuss. Update in March.
  - B. **HOA-Owned Condo Unsecured Property Tax Bill – Update:** Discussion held regarding the status of the unsecured tax bill and who is responsible. Item tabled – further discussion in March.
  - C. **Open Director Seat for Term March 2023 – March 2025:** One seat remains open as of 3/18/23. If a Homeowner is interested, please contact Mindy Vermilion for an application and to schedule an interview with the Board of Directors.
- VI. **New Business:**
  - A. **Sign Requirements – Review and Establish Rules for Signs:** Motion to approve the following requirements for signs made by Keith Downs, second by Ellen Kosmatka. Vote: 4-0, approved.

It is the Association's policy that:

1. – IF a unit is an active rental on the short term rental OR home share program(s), a sign must be displayed.
2. – All short term or home share rental units must use the required sign guidelines as provided by the City of Big Bear Lake for size, appearance, and sign information. This information is available on the City of Big Bear Lake's website.
3. – Any sign displayed i.e., short term rental, home share rental, For Sale, For Rent, etc. must be placed inside the unit in the downstairs window. Signs may not be affixed to the exterior of the building in such places as the siding, handrails, porch railing, etc.

**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.)*

1. – John Kosmatka: Questions regarding the sump pumps, responsibility, future installation requests, etc. Discussion held; HOA is not responsible for sump pumps.

2. – Rosemary Jung: No comments

3. – Ralph & Virigina Kies: Expressed concern about the water in the proposed sump pump French drain will freeze. Suggested looking into a flow well or dry well as a potential alternative solution.

**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 18, 2023 via Zoom video / telephone conference call. Physical location will be Wheeler Steffen Sotheby's office conference room – 596 Pine Knot Ave., Big Bear Lake CA 92315. Homeowners will be notified of Zoom meeting instructions no less than five days prior to the meeting.

**\*\*Please note: This is the Annual Meeting and begins an hour earlier at 9:00 a.m.\*\***

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 11:33 a.m. made by Ellen Kosmatka, second by Solomiya Pyatkovska. Vote: 4-0, adjourned.

Respectfully submitted by:

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Mindy Vermilion, Recording Secretary

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Keith Downs, Association Secretary