

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
February 21, 2026**

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

DIRECTORS ABSENT: None

HOMEOWNERS PRESENT: Rosemary Jung, John Kosmatka

PROPERTY MANAGER: Mindy Vermilion, Email: bayshorebigbear@gmail.com, 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, February 21, 2026, via Zoom video / telephone conference call.

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

III. **Approval of Minutes of the January 10, 2026 Meeting:** Motion to approve the Minutes as submitted made by Ellen Kosmatka, seconded by Shelley Silver. Vote: 3-0-2, approved. Solomiya Pyatkovska and Bill Kay abstain due to their absence at 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; See also Manager's Report.
- C. **Architectural & Property Report:**
 - 1. **Violations:** No new Violations to discuss. A walkthrough will be completed and a new list of notices will be created to be sent to Homeowners later in spring.
 - 2. **Requests:** None.
- D. **Treasurer's Report:** Financials provided by Wheeler Steffen late Friday, therefore, a summary report is not available. There are three months' worth of financials to sort through. Ellen Kosmatka and Mindy Vermilion will work together to finalize the 2025 year end numbers and provide reports to the Board for approval in March.

V. **Old Business:**

- A. **SB 1205 State Mandated Inspection**
 - 1. **Update on Mailing to the Membership:** Notices provided by Big Bear Fire Authority were emailed and mailed via USPS to the membership by Wheeler Steffen Property Management. All Homeowners are responsible for returning the affidavit to Big Bear Fire Authority as soon as possible.
 - 2. **Signature for the HOA-Owned Unit:** Ron Zurek will sign the affidavit for the HOA-owned unit; Mindy Vermilion will return the affidavit to the Big Bear Fire Authority.

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.)*

1. **Rosemary Jung:** The sump pump in my neighbor's unit runs constantly. Though my sump pump does not run constantly and it is dry under the unit, I am concerned that there is too much water under my neighbor's unit and could create a mold issue. – Short conversation followed; Both Homeowners are advised to have a handyman or plumber look at the sump pumps to ensure they are working correctly.
2. **John Kosmatka:** How much snow did we get? – Short snow report provided.

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 21, 2026** via Zoom video/telephone conference call. **Please Note: This is the Annual meeting / Election of the Board of Directors and begins one hour earlier than usual.** Meeting information including agenda and Zoom link/call-in information to be provided by general notice no less than (5) five days prior to the meeting.

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 10:45 a.m. made by Bill Kay, seconded by Shelley Silver. Vote: 5-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary