

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
March 16, 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: John Kosmatka, Keith Downs, Bill Kay

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 9:36 a.m., Saturday March 16, 2024, via Zoom video / telephone conference call.

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

III. Approval of Minutes of the February 17, 2024 Meeting: Motion to approve the Minutes, as submitted, made by Ellen Kosmatka, second by Solomiya Pyatkovska. Vote: 4-0, 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: None
 - 2. Requests: None
- D. Treasurer's Report: Financial report provided by Wheeler Steffen Property Management and summary provided by Ellen Kosmatka. The HOA-owned condo unit has been added to the Balance Sheet. Financials look good at this time.
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. 2024 Project(s) Planning Discussion – Discussion held regarding projects, projects costs and cash flow availability. No action taken at this time; further discussion in April.

VI. New Business:

- A. Appoint Officers and Committee Chairpersons – Motion to approve Officers and Committee Chairpersons as follows made by Shelley Silver, second by Ellen Kosmatka. Vote: 4-0, approved.
 - 1. President: Ron Zurek
 - 2. Vice-President: Shelley Silver, Solomiya Pyatkovska, Ellen Kosmatka
 - 3. Treasurer: Ellen Kosmatka
 - 4. Secretary: Shelley Silver
 - 5. Landscape Chairperson: Solomiya Pyatkovska
 - 6. Architectural Chairperson: Solomiya Pyatkovska
 - 7. Budget Committee Chairperson: Ellen Kosmatka

B. Contracts and Proposals:

1. Bear Valley Tree Care Service – Annual Tree Maintenance and Defensible Space: Proposal reviewed and discussed. Some additional funds will need to be taken from the Misc. Landscape line item in order to cover the additional funds needed for this proposal. Motion to approve made by Solomiya Pyatkovska, second by Ellen Kosmatka. Vote: 4-0, 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: Small discussion held regarding dock repairs for summer and inquiry into any information known on the Replenish Big Bear Project?

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, April 20, 2024** via Zoom video/telephone conference call. 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 10:22 a.m. made by Shelley Silver, second by Ellen Kosmatka. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary