

**BAYSHORE SKI & RACQUET CLUB**  
**HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING-OPEN SESSION**  
**March 19, 2022**

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

**DIRECTORS ABSENT:** None

**HOMEOWNERS PRESENT:** John Kosmatka, Bill Kay

**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 March 19, 2022, via Zoom video / telephone conference call and Wheeler Steffen Sotheby's International Realty – 596 Pine Knot Ave, Big Bear Lake, CA 92315.
- II. **Welcome and Introductions:** All in attendance were self-introduced and welcomed.
- III. **Approval of Minutes of the February 26, 2022 Meeting:** Motion to approve the minutes, as submitted made by Keith Downs, second by Shelley Silver. Vote: 4-0-1, approved. Ellen Kosmatka abstains, as she was not a Director at the time of the February meeting.
- IV. **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.
- V. **Landscaping Report:** No report submitted for this meeting – Report submitted and read during the Annual meeting. Landscape remains seasonally dormant.
- VI. **Architectural & Property Report:**  
**(A.) Requests:** None  
  
**(B.) Violations / Notices:** None
- VII. **Treasurer's Report:** Report submitted and read by Solomiya Pyatkovska. Report available to Homeowners by request. Please contact Mindy Vermilion for a copy.
- VIII. **Old Business:**  
**(A.) EV Charging Station Policy – Second Draft Policy for Review, Discussion and Approval:**  
Second draft of the policy reviewed and discussed. Motion to approve draft policy to be sent to the membership for the required 28-day comment period made by Keith Downs, second by Solomiya Pyatkovska. Vote: 4-0-1, approved. Ellen Kosmatka abstains as she is newly elected to the Board and has not had an opportunity to review the draft policy.  
  
**(B.) Request from Tenants (749-C) For New Appliances:** New range installed on 3/16. The washer/dryer continues to be operational – no action taken at this time. If the washer/dryer fails again, Mindy Vermilion will submit replacement options to the Board for approval.
- IX. **New Business:**  
**(A.) Elect Officers and Chairpersons:**
  1. – President: Motion to approve Ron Zurek to continue as President for the next year made by Keith Downs, second by Shelley Silver. Vote: 5-0, approved.
  2. – Treasurer: Motion to approve Solomiya Pyatkovska as Treasurer and Ellen Kosmatka as

assistant Treasurer made by Keith Downs, second by Shelley Silver. Vote: 5-0, approved.

3. – Secretary: Motion to approve Keith Downs to continue as Secretary for the next year made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 5-0, approved.

4. – Landscape Chairperson: Motion to approve Keith Downs to continue as landscape chairperson made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 5-0, approved.

5. – Budget Committee Chairperson(s): Motion to approve Solomiya Pyatkovska and Ellen Kosmatka as co-chairpersons for the budget committee made by Shelley Silver, second by Keith Downs. Vote: 5-0, approved.

6. – Architectural Chairperson: Without an available Director to chair the architectural requests and violations, motion made to appoint Mindy Vermilion to bring any requests and violations to the Board as a whole for consideration, review, discussion and approval. Motion made by Keith Downs, second by Shelley Silver. Vote: 5-0, approved.

(B.) State Farm Policy – Add 20% Extra Replacement Cost Endorsement: Quote provided by State Farm agent Keith Jan – This endorsement increases the dwelling coverage in the event of a total loss to 120% of the dwelling coverage for the HOA in the amount of \$3,014,220.00. Cost for the additional endorsement is \$5.00/year. Motion made to approve additional endorsement quote made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 5-0, approved.

(C.) Roofs: Discussion held regarding current leaks, repair and replacement schedule. Mindy Vermilion to bring recommendations for repairs and prioritization of replacements needed, with associated quotes to the April meeting.

(D.) Projects 2022: List of recommended operating and reserve budget projects made by Mindy Vermilion and presented for review and discussion.

**X. Emergency Items Not on the Agenda:** None

**XI. 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: As a point of information – there is not a “sweep” at the bottom of the water heater closet doors on the back decks, allowing rodents to easily enter. This is a low-cost and easy fix if owners would like to close off entry. In addition, make sure that Arturo closes off all spaces around the perimeter of the building with screening to prevent rodent entry under the buildings. The construction of the foundation under the buildings allows rodents to easily travel from one unit to the next under the buildings.

Bill Kay: Has the board ever considered hiring a part-time helper for Arturo to help with smaller projects and lighten his workload during the busy summer months?

**XII. Property and Association Issues Not On Agenda (In Executive Session Book):**

**(A.) Correspondence:** None

**(B.) Legislation:** None

**XIII. Next Meeting of the Board of Directors: 10:00 a.m., Saturday, April 16, 2022** via Zoom video / telephone conference call. Homeowners will be notified of instructions to join the monthly meetings. 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)

**XIV. Motion to Adjourn:** Motion to adjourn the Open Session at 11:11 a.m. made by Keith Downs, second by Shelley Silver. Vote: 5-0, adjourned.

Respectfully submitted by:

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Mindy Vermilion, Recording Secretary

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Keith Downs, Association Secretary