

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
April 15, 2023**

DIRECTORS PRESENT: Ron Zurek (President), Ellen Kosmatka (Vice-President/Treasurer), and Shelley Silver (Vice-President/Secretary)

DIRECTORS ABSENT: Solomiya Pyatkovska (Vice-President/Director at Large)

HOMEOWNERS PRESENT: Keith Downs, John Kosmatka

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 10:05 a.m., Saturday April 15, 2023, via Zoom video / telephone conference call and in-person location at the Wheeler Steffen Sotheby's Office, Big Bear Lake.
- II. **Welcome and Introductions:** All in attendance were self-introduced and welcomed.
- III. **Approval of Minutes of the March 18, 2023 Meeting:** Motion to approve the minutes, as submitted made Shelley Silver, second by Ellen Kosmatka. Vote: 3-0, 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:** No report given; see Manager's Report.
 - C. **Architectural & Property Report:**
 - (1.) **Violations / Notices:** A list of short-term rental properties made, with corrections needed to some of the signs. Notices for corrections sent on 3/16/23, with a due date for compliance on 4/16/23 or sooner. Second notices will go out to the mailing address on file for outstanding notices.
 - (2.) **Requests:**
 - a. **711-C Homeowner Request for Sidewalk Improvements:** Request to improve areas of sidewalks that have low spots and have freezing and puddling. Request discussed; possible solutions to be brought for consideration in May.
 - 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. **Projects 2023:** Discussion and planning for Operating and Reserve projects held. Mindy Vermilion will bring roof and painting proposals for the Board to review in May. Further discussion to be held at that time regarding approvals and scheduling.
- VI. **New Business:**
 - A. **Contracts and Proposals:**
 - (1.) **All American Spa Service:**
 - a. **Spring Startup Proposal** – Proposal reviewed; there is a slight increase in price reflecting the increase in chemical prices. Motion to approve as submitted made by Shelley Silver, second by Ellen Kosmatka. Vote: 3-0, approved.

b. Summer Services Contract – Contract reviewed; there is a slight increase in price reflecting the increase in chemical prices. Motion to approve as submitted made by Shelley Silver, second by Ellen Kosmatka. Vote: 3-0, 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: I would like to offer my unit for roofers to look at during roof inspections to assess whether or not the recently installed crickets are working or not.

Keith Downs: When is the soonest the roofing project could begin? – Short discussion held regarding the possible scheduling. This is yet to be determined.

Shelley Silver: Requesting Mindy Vermilion to go inside the condo to check for any roof leaks. Mindy Vermilion will do a visual inspection when at the property next and send an email correspondence.

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

A. Correspondence:

1. – 2022 Annual Audit Report – Report provided to the Board of Directors for review and approval to send to the community.

2. – 2022 Tax Returns – Returns provided to the Board of Directors for review. The tax returns were reviewed and approved by Ron Zurek and Ellen Kosmatka prior to the meeting. Ron Zurek signed the required signature pages and delivered by hand to Wheeler Steffen Property Management.

B. Legislation: None

X. Next Meeting of the Board of Directors: **10:00 a.m., Saturday, May 20, 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.

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 10:47 a.m. made by Shelley Silver, second by Ellen Kosmatka. Vote: 3-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary