

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
April 20, 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

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 10:02 a.m., Saturday April 20, 2024, at the location of 663-D Cienega Rd, Big Bear Lake CA 92315 and Zoom video / telephone conference call.

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

III. Approval of Minutes of the March 16, 2024 Meeting: Motion to approve the Minutes, as submitted, made by Ellen Kosmatka, second by Shelley Silver. 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. Motion to approve additional dock permit fee for invasive species management fee in the amount of \$490.00. This fee has been a credit while the dock has been unusable and is accounted for in the budget. Motion to approve made by Ellen Kosmatka, second by Solomiya Pyatkovska. Vote: 4-0, approved.

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.

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. As contracts are received an emergency roof bid review meeting may be held prior to the next scheduled open session meeting in order to schedule with the approved contractor.

VI. New Business:

A. Contracts and Proposals:

1. All American Spa Service: Contracts reviewed and discussed;

a. Spring Startup: Motion to approve the spring startup proposal for the pools and spas in

the amount of \$1,250.00 made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, approved.

b. Summer Services: Motion to approve three days per week service in the amount of \$1,000.00/month made by Shelley Silver, second by Ellen Kosmatka. Vote: 4-0, approved.

2. Arrowhead Pool Service & Repair: Contracts reviewed and discussed;

a. North Pool Heater Replacement: Motion to approve the north pool heater replacement contract in the amount of \$6,150.00 made by Shelley Silver, second by Ellen Kosmatka. Vote: 4-0, approved.

b. North Pool Filter Replacement: Motion to approve the north pool filter replacement contract in the amount of \$3,297.50 made by Ellen Kosmatka, second by Solomiya Pyatkovska. Vote: 4-0, approved.

3. Roof Bids: Not all bids were received in time for the meeting. As contracts are received an emergency roof bid review meeting may be held prior to the next scheduled open session meeting in order to schedule with the approved contractor. Update in May.

B. Update Bank Signature Cards: Motion to remove signer Keith Downs, as his term expired and he is no longer a member of the Board of Directors, made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, approved.

C. Parking Lot Issues – Reasons for Deterioration, Timeline for Repair: Discussion held, photos reviewed. Sump pump drainage from 755-A will be moved to prevent drainage spilling into the parking lot. Update in May.

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. Additionally, Mr. Kosmatka is asking if a new company would have a recommendation how to speed up the process, possibly determining if the roof structure has wood rot before pulling the roof off and finding funding to do two buildings per year instead of only one?

Keith Downs: Recommending to go look at the commercial docks at the marinas for ideas how to repair the Bayshore dock. They are done in many different ways; this may be a good way to see other examples.

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

A. **Correspondence:** Directors and Officers E & O Policy Renewal: Motion to approve the policy renewal as provided in the amount of \$2,723.00 (no increase from last year) made by Shelley Silver, second by Ellen Kosmatka. Vote: 4-0, approved.

B. **Legislation:** None

X. **Next Meeting of the Board of Directors:** 10:00 a.m., Saturday, May 18, 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 11:28 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