

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
June 20, 2026**

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

DIRECTORS ABSENT: Shelley Silver (Secretary)

HOMEOWNERS PRESENT: Lynn Ginesi, Rosemary Jung

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 10:05 a.m., Saturday, June 20, 2026, via Zoom video / telephone conference call.

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

III. Approval of Minutes of the May 16, 2026 Meeting: Motion to approve the Minutes as submitted made by Solomiya Pyatkovska, seconded by Bill Kay. 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:** Verbal report given by Solomiya Pyatkovska; See also Manager's Report. Efforts are still being made to obtain donated plants. If the plants are obtained, arrangements will be made where to plant and ensure proper irrigation is present. Update in July.
- C. **Architectural & Property Report:**
 - 1. **Violations:** A walkthrough was conducted on 4/17. Notices were sent to Homeowners with a due date for compliance no later than August 31st. Update in July.
 - 2. **Requests:** None.
- D. **Treasurer's Report:** Financials provided by Wheeler Steffen Property Management. Summary report read by Bill Kay. Motion to approve the summary report, as presented, made by Solomiya Pyatkovska, seconded by Bill Kay. Vote: 3-0, approved.

V. Old Business:

- A. **New Bank Accounts:** New Operating and Reserve accounts have been opened, checks have been ordered. Once checks have been received, funds will be moved electronically from the current accounts to the new accounts before the current accounts are closed.
- B. **Annual Audit Report and Tax Returns:** Extensions have been filed for the tax returns. The CPA corresponded that all documents have been received and this file is in the work queue. Update in July.
- C. **Franchise Tax Board Letter – Update on Account Balance Due:** It was determined that there were outstanding balances due for 2019 and 2022. Invoice paid on May 26th in the amount of \$91.78.

D. 2026 Projects & Schedules:

1. Building 781 Roof Project: Project is fully complete as-of June 13th. Interior repairs from the temporary wall will be scheduled with Homeowners accordingly.
2. Painting: Buildings The approved contract has been sent to the contractor. Tentative schedule to begin after the Labor Day holiday – week of September 14th; Homeowners of Buildings 663 and 669 will be notified prior to the project beginning.

VI. New Business:

A. Contracts & Proposals:

1. Stalcup Landscaping – South Side Irrigation Controller Repair: Motion to approve invoice in the amount of \$1,800.00 to be paid from Reserve made by Solomiya Pyatkovska, seconded by Bill Kay. Vote: 3-0, approved.
2. Mike's Plumbing – 755-B Water Line Repair: Invoice not received in time for the meeting. Deferred to July.
3. Above and Beyond Painting – Proposal for roof project interior damages repairs for units 781-B and 781-D: Motion to approve total for both units in the amount of \$1,775.00 to be paid from Reserve made by Bill Kay, seconded by Solomiya Pyatkovska. 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.)*

Lynn Ginesi: There continues to be a dog poop problem. PLEASE everyone, pick up after your dog!

Rosemary Jung: Yes, there is a dog poop problem. People need to be responsible and pick up! In addition, the roof project went very smoothly, the communication was great. Also, please don't forget my landscape request from last year. Thank you!

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, July 18, 2026** 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 11:10 a.m. made by Bill Kay, seconded by Solomiya Pyatkovska. Vote: 3-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary