

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

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: Marcia Lutz, Rosemary Jung

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 10:04 a.m., Saturday July 15, 2023, via Zoom video / telephone conference call.
- II. **Welcome and Introductions:** All in attendance were self-introduced and welcomed.
- III. **Approval of Minutes of the June 17, 2023 Meeting:** Motion to approve the minutes, as submitted made Solomiya Pyatkovska, second by Ellen Kosmatka. 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 / Notices:** Back deck correction notices sent 6/26/23 with a compliance due date of 9/15/23. Updates to be given in August.
 - (2.) **Requests:**
 - 669-A Back Deck Revised Request: Motion to approve the addition of stairs off the back deck of 669-A, as presented in the revised request made by Ellen Kosmatka, second by Shelley Silver. Vote: 4-0, approved.
 - 737-D Request for Skylight Cap Replacement: Motion to pre-approve a budget for replacement of the skylight cap for unit 737-D of \$500.00 or less made by Ellen Kosmatka, second by Shelley Silver. Vote: 4-0, approved. Final cost update in August.
 - 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:**
 1. – Roof Project – Building 693: Project start date was July 10th; significant wood rot is present requiring structural contractor. The start date for the structural repairs is July 17th; Homeowners have been notified, as the units cannot be occupied during the structural work. Mindy Vermilion will continue to communicate with owners of the building throughout the project. Further project update in August.
 2. – Painting – Buildings 781 and 711: Approximate start date is after Labor Day. Further update in August.

VI. **New Business:** None.

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.)*

Rosemary Jung and Shelley Silver are requesting an extension for the back deck painting correction notices received until after their building has been painted. Requests approved.

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, August 19, 2023** via Zoom video / telephone conference call. Physical location TBD and Homeowners will be notified of Zoom meeting instructions no less than five days prior to the meeting to the email address provided and on file.

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 10:48 a.m. made by Ellen Kosmatka, second by Solomiya Pyatkovska. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary