

**BAYSHORE SKI & RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING-OPEN SESSION
July 18, 2026**

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

DIRECTORS ABSENT: None

HOMEOWNERS PRESENT: Rosemary Jung, Ken & Nancy Spilman, Roy Hartwell

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, July 18, 2026, via Zoom video / telephone conference call.

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

III. Approval of Minutes of the June 20, 2026 Meeting: Motion to approve the Minutes as submitted made by Bill Kay, seconded by Solomiya Pyatkovska. Vote: 3-0-1, approved. Shelley Silver abstains due to her absence at the June meeting.

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.
 - 1. Landscape Request – 767-B: Request submitted to replace railroad ties with block decorative wall to match wall on community property, add three boulders and add to existing rock to include assorted shrubs and adjust irrigation. Project to be completed in approximately four days by Stalcup Landscaping. Motion to approve request as submitted made Solomiya Pyatkovska, seconded by Shelley Silver. Vote: 4-0, approved.
- 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. At the time of the meeting, approximately half of the notices were satisfied. Update in August.
 - 2. Requests:
 - (a.) 781-B: Request to move current stairs off the back deck to a safer location. Request reviewed and discussed; Motion to approve request as submitted made by Solomiya Pyatkovska, seconded by Shelley Silver. Vote: 4-0, approved.
- 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 Bill Kay, seconded by Solomiya Pyatkovska. Vote: 4-0, 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. Wheeler Steffen Property Management estimates this will be done by the end of July.

B. Annual Audit Report and Tax Returns:

- Annual audit reviewed and discussed; Motion to approve the audit for distribution to the community made by Bill Kay, seconded by Shelley Silver. Vote: 4-0, approved.
- 2025 Tax Returns reviewed and discussed; Motion to approve the tax returns as presented made by Shelley Silver, seconded by Bill Kay. Vote: 4-0, approved. Ron Zurek digitally signed the tax returns via the CPA.

C. 2026 Projects & Schedules:

1. Painting: Buildings The approved contract has been sent to the contractor. Tentative schedule to begin after the Labor Day holiday – week of September 21st; Homeowners of Buildings 663 and 669 will be notified prior to the project beginning.
2. 781 B & D Interior Repairs: Interior repairs from the roofing project damages will be made to 781 B & D while the painting crew is onsite doing the exterior painting, approximately mid-September. Homeowners will be notified accordingly.

VI. New Business:

A. Contracts & Proposals:

1. Mike's Plumbing – 755-B Water Line Repair: Invoice reviewed and discussed; Motion to approve the invoice for payment made by Shelley Silver, seconded by Bill Kay. Vote: 4-0, approved.

B. HOA Rental Unit – Dishwasher Options for Replacement: Three options reviewed and discussed; Motion to approve option for \$399.00, plus tax, delivery, installation, additional accessories needed, extended warranty not to exceed \$200.00 additional cost, and haul away of old dishwasher made by Bill Kay, seconded by Shelley Silver. Vote: 4-0, approved.

C. 2027 Budget Committee – Call for Volunteers: Mindy Vermilion will send out a call for volunteers for the 2027 Budget Committee in the community newsletter. Meeting dates and times will be set once volunteers have been identified.

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.)*

Roy Hartwell: Question regarding the front door replacement and an informational comment that the pre-approved back deck light fixture replacement link on the website is no longer valid.

Rosemary Jung: Kuddos to the Board and thanks for all the hard work. Question regarding adding gravel to the area in front of her building and whether that would require an official request.

Ken Spilman: Very interesting meeting! Thanks for inviting us to attend.

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 15, 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 11:38 a.m. made by Shelley Silver, seconded by Solomiya Pyatkovska. Vote: 4-0, adjourned.

Respectfully submitted by:

Mindy Vermilion, Recording Secretary

Shelley Silver, Association Secretary