

**BAYSHORE SKI & RACQUET CLUB  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING-OPEN SESSION  
August 13, 2022**

**DIRECTORS PRESENT:** Ron Zurek (President), Keith Downs (Vice-President/Secretary), Solomiya Pyatkovska (Vice-President/Treasurer), Ellen Kosmatka (Vice-President/Asst. Treasurer) and Shelley Silver (Vice-President/Director at Large)

**DIRECTORS ABSENT:** None

**HOMEOWNERS PRESENT:** Jane Lee, John Kosmatka

**PROPERTY MANAGER:** Mindy Vermilion, Email: [manager@bayshorehoa.org](mailto: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 10:07 a.m., Saturday August 13, 2022, via Zoom video / telephone conference call.
- II. **Welcome and Introductions:** All in attendance were self-introduced and welcomed.
- III. **Approval of Minutes of the July 16, 2022 Meeting:** Motion to approve the minutes, as submitted made by Keith Downs, second by Solomiya Pyatkovska. Vote: 5-0, approved.
- IV. **Reports:**
  - A. **Manager's Report:** Report submitted and read by Mindy Vermilion. 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 Keith Downs.
  - C. **Architectural & Property Report:**
    - (1.) **Violations / Notices:** At the time of the meeting there is only one outstanding notice to be satisfied. Update in September.
    - (2.) **Requests:** \*\*Please Note: Each Architectural Request must have its own form. One request per form please.\*\*
      - 693-A Chimney Cap Request: Owner attended to present request and answer questions. Discussion held; Motion to approve the request as presented made by Keith Downs, second by Ellen Kosmatka. Vote: 5-0, approved.
      - 723-C Skylight and Window(s) Request: Owner/Owner Representative not present. Request as presented reviewed and discussed. Regarding the skylight request – this request was already denied. All decisions made by the Board of Directors regarding Architectural Requests are final. The skylight replacement will not be reconsidered. Regarding the window(s) replacement request – the request is found to be vague and incomplete. A list of additional requirements will be sent to the Homeowner Representative for re-submission in September. Motion to deny window request as submitted made by Shelley Silver, second by Keith Downs. Vote: 5-0, request denied.
  - D. **Treasurer's Report:** Report submitted by Ellen Kosmatka. Report available to Homeowners by request. Please contact Mindy Vermilion for a copy.
- V. **Old Business:**
  - A. **Roofs Project – Update:** Building 711 structural repairs contract was approved by the Board of Directors in a Special Session meeting on 7/28/22. This phase of the project is scheduled to begin 8/22/22, Homeowners have been notified. Roof crickets for Buildings 663, 669 and 681

are complete as of 8/10. Interior repairs for units that suffered damages during the spring snow melt will be addressed in the coming weeks and will be scheduled at the Homeowner's convenience.

- B. Projects 2022 – Update: Parking lot slurry and painting projects are pending. Update in September.
- C. Bank Signature Cards: Ellen Kosmatka has been confirmed as a signer on the Association bank accounts.

**VI. New Business:**

- A. Budget Committee: Update from Committee Chairperson(s) – First Budget Committee meeting was held on 8/10. A follow up meeting will be held in a couple weeks with a first draft budget to be presented to the Board of Directors on September 24<sup>th</sup>.
- B. Pre-Approved Back Deck Light Fixture: An updated link has been posted to the website for the pre-approved back deck light fixture replacement.

**VII. Emergency Items Not on the Agenda:**

- A. Health Department Inspection 8/11/22: The annual Health Department inspection took place on Thursday 8/11/22. The spas were both shut down temporarily due to low chlorine levels. All American Spa Service came first thing Friday morning 8/12/22 to address these issues, a follow up with the Health Dept. allowed re-opening mid-day Friday. No other issues to address.

**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: The roof crickets are done, they look great, the project was completed in great timing and hopefully they solve the problem! Question: Has anyone replaced the pier posts holding the back deck, has anyone had to replace them before due to wood rot? Discussion held; Questions answered.

Jane Lee: No comments

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

**A. Correspondence:**

1. – 711-C Email Correspondence: Email correspondence read aloud and discussed. Motion to deny request to delay roof structural repairs project until after Labor Day made by Keith Downs, second by Shelley Silver. Vote: 5-0, request denied. Motion to deny request for HOA to pay for housekeeper to come clean after project is complete made by Solomiya Pyatkovska, second by Shelley Silver. Vote: 5-0, request denied. Follow up correspondence with details of this discussion will be sent to the Homeowner.

**B. Legislation: None**

- X. Next Meeting of the Board of Directors: **10:00 a.m., Saturday, September 24, 2022** via Zoom video / telephone conference call. Homeowners will be notified of instructions to join the monthly meetings.

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](http://www.bayshorehoa.org)

**\*\*Please note: The September meeting previously scheduled for September 17<sup>th</sup> has been changed to September 24<sup>th</sup>.\*\***

XI. **Motion to Adjourn:** Motion to adjourn the Open Session at 11:40 a.m. made by Shelley Silver, second by Keith Downs. Vote: 5-0, adjourned.

XII. **Adjourn to Executive Session**

- A. Forms
- B. Association Website
- C. HOA-Owned Condo 749-C
- D. Owner Request for Documents

Respectfully submitted by:

---

Mindy Vermilion, Recording Secretary

---

Keith Downs, Association Secretary