

**BAYSHORE SKI & RACQUET CLUB  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING-OPEN SESSION  
March 18, 2023**

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

**DIRECTORS ABSENT:** None

**HOMEOWNERS PRESENT:** Lynn Ginesi, Bill Kay, Ralph & Virginia Kies, John Kosmatka, and Rick Lutz.

**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 9:37 a.m., Saturday March 18, 2023, via Zoom video / telephone conference call and in-person location at the Wheeler Steffen Sotheby's Office, Big Bear Lake.
- II. **Welcome and Introductions:** All in attendance were self-introduced and welcomed.
- III. **Approval of Minutes of the February 18, 2023 Meeting:** Motion to approve the minutes, as submitted made Solomiya Pyatkovska, second by Ellen Kosmatka. Vote: 3-0-1, approved. Shelley Silver abstains due to her absence at the February 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:** No report given; see Manager's Report.
  - C. **Architectural & Property Report:**
    - (1.) **Violations / Notices:** A list of short-term rental properties made, with corrections needed to some of the signs. Notices for corrections sent on 3/16/23, with a due date for compliance on 4/16/23 or sooner. Update to be given in April.
    - (2.) **Requests:** No new requests.
  - 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. Follow up from Wheeler Steffen Property Management needed on delinquent account(s) status, as well as CPA's annual audit and tax return status. Update in April.
- V. **Old Business:**
  - A. **HOA-Owned Condo Unsecured Property Tax Bill – Update:** Discussion held regarding the status of the unsecured tax bill and who is responsible. This is an unsecured tax bill and not the responsibility of the HOA. Discussion held – no action taken.
  - B. **Open Director Seat for Term March 2023 – March 2025:** One seat remains open as of 3/18/23. If a Homeowner is interested, please contact Mindy Vermilion for an application and to schedule an interview with the Board of Directors.
- VI. **New Business:**
  - A. **Elect Officers and Appoint Committee Chairperson(s):** Motion to approve the following appointments made by Shelley Silver, second by Ellen Kosmatka. Vote: 4-0, approved.

Officers:

President – Ron Zurek  
Vice-President – All Directors, except Ron Zurek  
Treasurer – Ellen Kosmatka  
Secretary – Shelley Silver

Committee Chairperson(s):

Budget Committee – Ellen Kosmatka  
Architectural – Solomiya Pyatkovska  
Landscape – Solomiya Pyatkovska

- B. Projects 2023 – Discussion and Planning for Operating and Reserve Budget Projects: A list of operating and reserve budget projects submitted by Mindy Vermilion for review. As the weather improves, projects will begin in-house by Arturo and bids for reserve expense items will be brought to the Board for review and approval. The focus for reserve expense items will be the roofs and painting.

**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.)*

No Homeowner comments.

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

**A. Correspondence:**

1. – Workers Comp Policy Renewal Documents – Policy documents received on 3/14/23 and sent to the Board for review on 3/16/23. Renewal cost \$5,286.00 – an increase of \$432.00.
2. – PYA Insurance Questionnaire – Directors and Officers policy questionnaire sent to Ron Zurek for completion. Policy renewal in May.

**B. Legislation:** None

- X. Next Meeting of the Board of Directors: **10:00 a.m., Saturday, April 15, 2023** via Zoom video / telephone conference call. Physical location will be Wheeler Steffen Sotheby’s office conference room – 596 Pine Knot Ave., Big Bear Lake CA 92315. Homeowners will be notified of Zoom meeting instructions no less than five days prior to the meeting.

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)

- XI. Motion to Adjourn: Motion to adjourn the Open Session at 10:29 a.m. made by Shelley Silver, second by Solomiya Pyatkovska. Vote: 4-0, adjourned.

Respectfully submitted by:

---

Mindy Vermilion, Recording Secretary

---

Shelley Silver, Association Secretary