

# Yosemite Lakes Owners Association

Regular Board Meeting Minutes  
May 7, 2024, at 6:30 pm  
Via teleconference and at the clubhouse

Cheryl Bluhm, President  
Kathy Miller, Vice President  
Beate Olivas, Treasurer  
\*Pam McDaniel, Secretary  
Rose Mackey, Director  
Randall Sacks, Director  
Kenneth Sartain, Director

\* = absent    **MSC** = Motion, Second & Carried    **MSF** = Motion, Second & Failed

1. **Establish Quorum/ Call to Order:** The meeting was called to order at 6:35 p.m. with a quorum of the Board members present. Secretary McDaniels is absent. Additional attendees: Jeremy Mayes, Executive Director (via Zoom conference) and Beth Hatch, CAM
2. **Member Comment:** Nine members addressed the board of directors.
3. **President's Comments:** President Bluhm asked fellow board members to vote to donate money to a family that was in an accident and lost one of their daughters. President Bluhm asks for a moment of silence in honor of Amelia and her family. A GoFundMe was set up for the family. President Bluhm asked the other directors if they could create a motion allowing YLOA to donate gift cards to the family. Director Mackey and Sacks suggested that the directors donate money to purchase gift cards for the café/Blue Heron to assist the family with meals. Directors and several community members volunteered to donate money to the family. President Bluhm asked those who stated they would donate to contact her. Thank you.
4. **Management Report:**
  - Rec Center
    - Playground inspection was scheduled for May 2 but has been rescheduled to next week. We intend to coordinate with Mike Bluhm on the ADA requirements of the playground at the same time as the inspection.
    - Picnic tables, trash cans, and benches have arrived. Maintenance will begin placing them as they are assembled.
    - Work continues on the baseball field.
  - Pool Facility
    - Targeting May 20<sup>th</sup> pool/hot-tub open
    - We found mold in the walls. We removed lumber and sheetrock and are in the process of replacing and painting.
    - Pool application is now online. We are continuing with VizPin as we transition to a new technology.
    - Deploying Courtesy Patrol this summer to ensure a peaceful environment.

#### Fairway Café

- Management is currently writing the scope for the ADA improvements.

#### Trails

- The dog path has been painted, and we tested it, and it is 15 degrees cooler than the blacktop.
- Tennis/pickleball – we have begun to reach out to contractors and are working to standardize the proposals.

#### Golf Course

- The Italian Cypress trees have been trimmed along YSP and the golf course.

#### Clubhouse

- The swamp cooler has been replaced.
- Repaired and replumbed drains for mini splits.
- Repaired incorrect electrical wiring in the admin offices.

#### Staff

- No resignations in April
- One disciplinary action
- Part-time cook position open at Blue Heron
- Staff Notes
  - The maintenance crew was fitted for uniforms on May 2.
  - Salary conversations were well received, and staff felt appreciated and cared for.
  - We celebrated admin appreciation day.
  - The maintenance team has CPO training next week.
  - Starting May 2024, we will begin recognizing an employee of the month.
  - Overall morale is high and the staff are accomplishing a number of important goals.
  - A lifestyle event is planned for Wednesday, June 12, to celebrate the last day of school and the beginning of summer vacation. There is an inflatable obstacle course, water slides, face painter, 360 photo booth, and more to come!

5. **Prior Meeting Minutes:** April 2, 2024, meeting minutes were **MSC 6-0** (*President Bluhm made the motion to accept with the notes changes discussed and was seconded by Treasurer Olivas, Secretary McDaniel absent*). *Noted changes: Update to YSPUC, remove APN that settled, update names from “I” to the name of the person speaking.*

April 20, 2024, the Budget Meeting Minutes were **MSC 6-0** (President Bluhm made the motion to accept the meeting minutes with no changes, Director Sacks seconded the *motion*).

6. **Department Manager’s Reports:** See attached dept. manager reports. President Bluhm also noted that she will be presenting the YLOA Board of Directors with the information that was discussed in the regular YSPUC meeting last Friday. Email YSPUC for documentation requests.

7. **Treasurer Report:**  
OPERATING

Assets ~\$2.8MM

- Accounts receivable \$1,468,632
- Approximate operating cash \$1.3MM

Liabilities ~\$1.675MM

- Accounts receivable \$1,468,632

- Unearned income \$608,000

Fund Balances ~\$1.14MM

RESERVE

Assets ~\$2.34MM

TOTAL ASSETS – COMBINED

\$5.1MM

## COLLECTIONS

\$1.24MM Amount Outstanding

88 on Payment Plans

92 at Fiore

Total Properties in Collections: 172

BOD can look in their packet for a complete and detailed balance sheet on pages 87 through 89. That will give you an explanation of the accounts receivables and accounts payables.

Executive Director Mayes and Community Association Manager Hatch met with Fiore regarding the collection process and holding of funds in their escrow account. Erin stated that YLOA had not done a great accounting job historically. They felt they should keep everything until the entire account is paid off to avoid YLOA giving out incorrect information, which would result in YLOA being unable to collect the total amount owed. Jeremy cannot speak to what happened before he got here, but he is not concerned about our billing structure now under GrandManors. We asked if the money was being invested and provided a return. We were told that it is not in an interest-bearing account, but once funds reached \$100k, they will invest it and they will start getting those returns and they would go to the State Bar General Fund for Fiore. Jeremy recommends we meet with our financial team, a couple people from collections, and a couple of board members, to discuss how we want to handle this moving forward. Director Mackey recalls the BOD making a decision for Fiore NOT to withhold the funds from YLOA. President Bluhm and Treasurer Olivas agreed and said that was decided. Executive Director Mayes is looking at Collection Agencies to then present in the future to the BOD. He will also check our check signing practices match GrandManors.

8. **Financial Report:** See attached financial reports.

9. **Business at Hand**

1. 2024-2025 Budget

1. Discussion

2. YSPUC Subsidy term will be used instead of PRP. The funding will be put into an escrow account, and a resolution will be made.

3. President Bluhm motions to accept the YLOA 2024-2025 budget with the YSPUC change, Director Sacks seconded, **MSC 6-0**

2. Equestrian 28-day Rule Adoption

1. Discussion

2. Director Sacks moves to adopt the rules submitted for the 28-day review.  
Director Sartain seconds, **MSC 6-0**

3. Golf 28-day Rule Adoption

1. Discussion

2. President Bluhm motions to adopt the rules submitted for the 28-day review.  
Director Sacks seconds motion, **MSC 6-0**

4. Treasurer Olivas notes that legal counsel recommends rescinding the motion regarding who can attend meetings voted in April 2024 (Associate Member). President Bluhm motions to rescind the Associate Member resolution. Treasurer Olivas seconds.

1. Discussion
2. *Director Miller abstains, Director Sartain & Mackey vote no, Director Sacks votes yes, President Bluhm votes yes, Treasurer Olivas votes yes, **MSC 3-2***

## 10. New Business

### 1. Land Access Lease Agreements

1. Tax credits for the past 4-years potentially
2. Discussion will need to be between YLOA and YSPUC board of directors. President Bluhm has forwarded information to YLOA directors to review.

### 2. Rescission of Director Sartain's Full Disclosure Motion for YSPUC

1. President Bluhm motions to rescind the motion. Treasurer Olivas seconds.
2. Discussion
3. Director Sacks motions to table the motion for further research to be done. Seconded by Treasurer Olivas. **MSC 6-0**

### 3. Committee Report Format

1. Director Sacks moves committees to provide meeting minutes each month, which will be posted online (optional).
2. Jeremy recommends it be a requirement, not optional.
3. Discussion
4. Jeremy and Beth will provide a template for committees to provide the monthly report.
5. **MSC 6-0**

### 4. Governing Documents Committee Appointments

1. Director Millers moves to approve these (3) applicants. The committee was full but now has 3 open slots. Director Sartain seconds the motion. **MSC 6-0**

### 5. Golf Well-Pump Repair

1. The repair bid is in the board packet before you. Jeremy recommends that we fix the pump.
2. Discussion
3. President Bluhm motions to repair the well pump using YLOA reserve funds. Director Sacks seconds. **MSC 6-0**

## 11. Lien Resolutions

1. The assessments charged against the properties identified below are more than 60 days delinquent. The board of directors hereby authorizes Fiore, Racobs, & Powers to record a lien on behalf of the Association against 4 properties: PARCEL NO.: 093-060-013, 093-350-004, 093-020-018, 093-020-020 **MSC 6-0**
2. **Prior Executive Meeting:** In the executive session meeting which took place on April 18,

2024, the board of directors authorized its attorney to initiate an action for judicial foreclosure of the Association’s lien against the following properties:

093-480-038, 093-220-004, 093-150-021, 093-570-009, 093-250-025, 093-520-002, 093-070-028, 093-070-025, 093-110-022, 093-510-009, 093-220-024, 093-120-039, 093-340-006, 093-440-009, 092-360-010, 093-480-012, 093-180-013, 092-320-025, 093-270-003, 093-570-024, 093-310-032, 093-160-016, 093-110-020, 092-330-024, 093-140-029, 093-050-011

12. **Committee Reports**

1. Golf – Thank you to the board of directors for passing the repair of the well pump to keep the golf course green.
2. Equestrian – meeting minutes are on the resident portal under minutes.
3. Engineering and Planning – awaiting meeting minutes.
4. Governing Docs – awaiting meeting minutes.
5. Election – awaiting meeting minutes. (4) Four seats to be filled in July.
6. DASH – awaiting meeting minutes.
7. Fire Safety Task Force – awaiting meeting minutes.
8. Communications – awaiting meeting minutes.
9. Trails and Rec – meeting minutes are on the resident portal under minutes.
10. Restaurant – Not currently meeting.

13. **Previous Executive Meetings:** liens and personnel.

14. **Adjournment:** *MSC* will adjourn the Regular Meeting at 10:09 p.m.

*Pam McDaniel*  
Pam McDaniel (Jun 13, 2024 14:54 PDT)

06/13/2024

Board Member Signature

Date








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Final Audit Report

2024-06-13

Created:	2024-06-13
By:	Beth Hatch (beth.hatch@grandmanors.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAmNY9GFTdDEcLCwiDWdw6qRE536w3byN2

## "Microsoft Word - YOSLAKES - 2023\_12\_05\_YLOA\_Minutes" History

-  Document created by Beth Hatch (beth.hatch@grandmanors.com)  
2024-06-13 - 9:53:19 PM GMT
-  Document emailed to Pam McDaniel (pamm@ylponline.com) for signature  
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-  Document e-signed by Pam McDaniel (pamm@ylponline.com)  
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