

YLOA Board of Directors Meeting Minutes

Meeting Type: Board of Directors Meeting
Date/Time: Saturday, July 20, 2024, directly following Members Meeting
Location: Clubhouse and Zoom Virtual Meeting

1. CALL TO ORDER

The meeting was called to order at **3:27 p.m.**

DIRECTOR ROLL CALL & ESTABLISHMENT OF QUORUM

Pam McDaniel, Director
Beate Olivas, Director
Rose Mackey, Director
Richard Rajecki, Director
Cheryl Bluhm, Director
Steve Brannon, Director
Ken Sartain, Director (*absent, also on the phone for portions of the meeting*)

Additional Attendees: Executive Director Jeremy Mayes and CAM Beth Hatch

2. APPROVAL OF AGENDA CHANGES

Motion: To add "Members' Comments" to the agenda per Civil Code 4925 and include the YSPUC Board election.

Discussion: The motion was made to add these items to the agenda, and it was noted that they were required per our bylaws.

Vote: The motion to add "Members' Comments" and "Election of the YSPUC Board" to the agenda was seconded and approved unanimously, 6-0

3. REVISIONS TO THE AGENDA

Motion: To revise the agenda order to place "Election of Officers" before "New Business" and "Approval of June 4 Minutes" before "Members' Comments."

Discussion: The proposed changes were discussed and agreed upon.

Vote: The motion was approved unanimously, 6-0

4. ELECTION OF OFFICERS

PRESIDENT:

Nomination: Cheryl Bluhm was nominated for President.

Acceptance: Cheryl Bluhm accepted the nomination.

Second: The nomination was seconded.

Nomination: Richard Rajecki was nominated for President.

Acceptance: Richard Rajecki accepted the nomination.

Second: The nomination was seconded.

Vote:

Cheryl Bluhm: Yes (Pam McDaniel, Cheryl Bluhm, Beate Olivas)

Richard Rajecki: Yes (Rose Mackey, Steve Brannon, Rick Rajecki)

Outcome: The vote resulted in a tie (3-3). As a result, no decision was reached, and the matter will be tabled for the August board meeting.

Director Sartain was reached by phone, and a re-vote for the president position was taken:

Cheryl Bluhm: Yes (Cheryl Bluhm, Pam McDaniel, Beate Olivas)

Richard Rajecki: Yes (Rick Rajecki, Steve Brannon, Ken Sartain, Rose Mackey)

Outcome: Richard Rajecki was elected President with a 4-3 vote.

VICE PRESIDENT:

Nomination: Rose Mackey was nominated for Vice President.

Acceptance: Rose Mackey accepted the nomination.

Second: The nomination was seconded.

Vote:

Rose Mackey: Yes (Rick Rajecki, Steve Brannon, Pam McDaniel, Cheryl Bluhm, Beate Olivas)

Outcome: Rose Mackey was elected Vice President with a unanimous vote.

SECRETARY:

Nomination: Steve Brannon was nominated for Secretary.

Second: The nomination was seconded.

Vote:

Steve Brannon: Yes (Rick Rajecki, Rose Mackey, Steve Brannon, Pam McDaniel, Cheryl Bluhm, Beate Olivas)

Outcome: Steve Brannon was elected Secretary with a unanimous vote.

TREASURER:

Nomination: Dennis Britt was nominated for Treasurer.

Second: The nomination was seconded.

Discussion: It was noted that per the Davis-Stirling Act, the Treasurer must be a director.

Acceptance: Dennis Britt could not accept the nomination due to not being a director.

Alternative Nomination: Ken Sartain was nominated for Treasurer.

Acceptance: Ken Sartain accepted the nomination.

Second: The nomination was seconded.

Vote:

Ken Sartain: Yes (Rick Rajecki, Rose Mackey, Steve Brannon, Pam McDaniel, Cheryl Bluhm, Beate Olivas)

Outcome: Ken Sartain was elected Treasurer with a unanimous vote.

5. YSPUC BOARD ELECTION

Throughout this year, significant issues have been identified regarding our procedures. We have discussed these concerns with our attorney, Julie Balbini (Fiore, Racobs & Powers). It has come to light that many procedures were being carried out incorrectly. Emails between Randy Sacks, Kathy Miller, and Julie Balbini have highlighted various procedural errors.

We need to verify if the current procedure for selecting YSPUC members aligns with the YSPUC bylaws, which may differ from our current practices. A thorough review of the bylaws is advisable.

Discussion on the YSPUC Annual Meeting

It was noted that the YSPUC annual meeting was not held on the fourth Wednesday of May at 10 AM as required. A discussion ensued about whether the YSPUC annual meeting should be scheduled per historical practices or whether changes should be made based on legal advice. It was agreed that it is essential to confirm the correct procedures as outlined in the bylaws and by the attorney. A special meeting may be held to address these issues, but it was agreed that a resolution should be sought promptly. It was proposed that the board vote on the current nominations based on the historic process and pursue additional clarification from the attorney. This would ensure that a default process is in place while seeking further advice. The proposal included President Rick Rajecki and another board member designated to discuss these matters with the attorney. It was agreed that the board would vote on the nominations and proceed with the default process while seeking further legal clarification. YLOA directors nominate three YSPUC directors.

Vote for YSPUC Nominations:

Cheryl Bluhm: Yes (Rick Rajecki, Rose Mackey, Steve Brannon, Pam McDaniel, Beate Olivas)

Steve Brannon: Yes (Rick Rajecki, Rose Mackey, Cheryl Bluhm, Pam McDaniel, Beate Olivas)

Ken Sartain: Yes (Rick Rajecki, Rose Mackey, Cheryl Bluhm, Steve Brannon, Pam McDaniel, Beate Olivas)

Discussion: It was noted that further clarification might be needed regarding the protocol for electing the YSPUC Board.

Motion: To table the election of the YSPUC Board until further clarification is obtained.

Discussion: The motion to table was discussed.

Vote: The motion to table the YSPUC board election was not passed (4-3, with directors Bluhm, Olivas, and McDaniel voting yes).

President RajECKi calls for the vote.

APPOINTMENT TO THE YSPUC BOARD

Motion: To appoint Ken Sartain, Steve Brannon, and Cheryl Bluhm to the YSPUC Board.

Discussion: Members confirmed the appointment and noted that the appointment follows proper protocols.

Votes:

Rick: Yes

Rose: Yes

Steve: Yes

Pamela: Yes, with a notation to ensure protocols are followed.

Cheryl: Yes, with a notation to ensure a review of protocols.

Ken: Yes

Beate: Yes

Outcome: Motion carried 7-0 with additional comments.

5. APPROVAL OF JUNE 4 MEETING MINUTES

Status: The minutes have been tabled pending confirmation of notations. Changes will be reviewed, and the minutes will be approved at the next meeting.

6. MEMBER COMMENTS

Five members address the board of directors.

7. NEW BUSINESS

7.1 BANK SIGNATURES

Motion by Director Olivas: To authorize the following individuals to sign on all bank deposit accounts: Donn Gilray (Vice President of Accounting, Grand Manors), YLOA President (Richard RajECKi), Vice President (Rose Mackey), and Treasurer (Ken Sartain). All previous signers not authorized by this motion shall be removed.

Discussion: Clarified the roles and the need to limit the number of signatories.

Amendments: The motion was revised to include the Secretary (Steve Brannon) as a signatory and correct Donn Gilray's title (Vice President, GrandManors Accounting). Donn Gilray is not a signer but is listed as having access to the online bank accounts.

Second: Director Bluhm

Votes:

- Rick: Yes

- Rose: Yes
- Steve: Yes
- Cheryl: Yes
- Beate: Yes
- Ken: Absent

Outcome: Motion passed 6-0 with Treasurer Sartain absent.

7.2 ANNUAL MEETING CALENDAR

Executive Director Mayes presents sample schedule of Annual Meeting Calendar. Director Olivas proposed changing the board meeting schedule to the last Tuesday of each month. This change would allow the board to review financials more promptly, as the financial reports are delivered on the 20th of each month. The current schedule results in discussing financials from the previous month, leading to a delay.

Proposed Motion: The board meeting should be moved to the fourth Tuesday of each month to streamline financial reporting and other board activities.

Motion: Director Olivas moved to change the monthly board meeting to the fourth Tuesday of each month at 6:00 PM.

Second: Motion was seconded.

Discussion: The board discussed the time and possible conflicts with holidays. The consensus was to schedule the meetings at 6:00 PM to accommodate members' availability.

Vote:

- Cheryl: Yes
- Pamela: Yes
- Steve: Yes
- Rose: Yes
- Rick: Yes
- Ken: Absent
- Beate: Yes

Outcome: Motion passed unanimously with one absence, 6-0.

7.3 STRATEGIC PLAN

Executive Director Mayes presented a strategic plan for the year that covered policies, administration, improvements, safety, and community engagement. Board members are encouraged to review the plan, suggest modifications, and provide feedback by the next meeting in August. The plan is intended to be a living document, updated as needed.

7.4 PUMP 28 REPAIR

Background: The board previously approved \$41,000 for replacing the pump on Well 28, used for filling the golf course lake.

Additional Costs: An estimate of \$30,000 was presented for blowing out the well to remove debris, which is necessary before installing the new pump.

Funding: YLOA would cover the cost, and YSPUC could potentially reimburse it if the well is reintroduced into the potable water system.

Motion: Secretary Brannon moved to approve an additional \$30,000 for the well cleanup and pump installation.

Second: Vice President Mackey

Vote:

- Cheryl: Yes
- Pamela: Yes
- Steve: Yes
- Rose: Yes
- Rick: Yes
- Ken: Absent
- Beate: Yes

Outcome: The motion passed unanimously with one absence, 6-0.

8. LIEN RESOLUTIONS

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 2 properties:

PARCEL NO: 093-390-007, 093-520-011

Motion: Director Olivas moved to approve the lien resolutions.

Second: Director Bluhm seconded the lien resolutions


Vote: 6-0

Outcome: The motion passed unanimously with one absence, 6-0.

In the executive session meeting, which took place on July 18, 2024, the board of directors authorized its attorneys to action for judicial foreclosure of the Association's lien against the following properties: 093-060-013, 092-280-025, 093-140-018

9. ADJOURNMENT

The meeting was adjourned at 5:00 p.m.


Steve Brannon (Sep 11, 2024 11:24 PDT)

YLOA Secretary Signature

09/11/2024

Date







YOSLAKES - 2024-07-20-Board-Meeting-Minutes

Final Audit Report

2024-09-11

Created:	2024-09-09
By:	Beth Hatch (beth.hatch@grandmanors.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAATCrZy8IW8nuDGieqXUMS1C8e_9VlkxbV

"YOSLAKES - 2024-07-20-Board-Meeting-Minutes" History

-  Document created by Beth Hatch (beth.hatch@grandmanors.com)
2024-09-09 - 7:36:37 PM GMT
-  Document emailed to Steve Brannon (steveb@yloa.org) for signature
2024-09-09 - 7:36:42 PM GMT
-  Email viewed by Steve Brannon (steveb@yloa.org)
2024-09-10 - 3:52:54 PM GMT
-  Email viewed by Steve Brannon (steveb@yloa.org)
2024-09-11 - 6:22:45 PM GMT
-  Document e-signed by Steve Brannon (steveb@yloa.org)
Signature Date: 2024-09-11 - 6:24:26 PM GMT - Time Source: server
-  Agreement completed.
2024-09-11 - 6:24:26 PM GMT