

Yosemite Lakes Owners Association
Coarsegold, CA 93614

Members Meeting

January 9, 2024, at 7:00 p.m. Clubhouse and Virtual

Members Rollcall and Establishment of Quorum:

Randy Sacks, Rose Mackey, Ken Sartain, Kathy Miller, Cheryl Bluhm, and Pam McDaniel are present for the meeting. The quorum has been met.

President's comment:

Thank you to all who came out for the Town Hall meeting. I wanted to note a threat on the water system on January 4th and it was investigated. Sheriff's Deputy came out and the water shed was open, but nothing had been damaged. The board sent out 5 proposal requests and received 3 back. GrandManors being one of the companies to reply. The board is trying to respond to all requests or emails so that they are doing their due diligence to the owners.

Approval of Meeting Minutes

December Meeting Minutes will be delayed per Director McDaniel

Treasurers Report

2023 Financials from Tom Bell are completed except for two (2) questionable balance sheets. They also prepare our corporate returns. Tom Bill compiled 2023 financials so that he was able to file the corporate returns. Felicia, bookkeeper, said there were 1000-line items entered and that it was unusual. The prior GM Jonathon Rose and prior treasurer, Dennis Britt were in the process of outsourcing the YLOA accounting. Immediate needs are daily reconciliation of CC checks, cash deposit of all fire departments that process payments, monthly reconciliation of all bank accounts, monthly reconciliation, and journal entries for sales inventory to POA systems for the Blue Heron, Fairway Café and Golf Course. Second immediate need completing all month in journal entries and allocations, including insurance, payroll review, import to ZOHIO current processor for payroll. Cost would be \$9,500 per month because Yosemite would need an entire team. The community has collected \$307,338 from delinquent accounts and as of this morning the association received an additional \$9,900.00 from delinquent accounts.

093-320-015 was discussed for a lien in the board meeting and a vote of the board members was taken. The motion was made to move forward with a lien on 093-320-015. There was a unanimous vote by all board members to move forward with the lien.

093-440-045, 092-150-026, 093-560-009 were discussed in the executive session meeting, which took place on December 11, 2024, the Board of Directors authorizes attorneys to initiate an action for judicial foreclosure of association liens against the following properties.

In the executive session on January 2, 2024, the board of Directors authorizes attorney to initiate an action for judicial foreclosure of association liens against the following properties 092-120-012, 093-270-017, 093-030-005, 093-490-007, 093-310-017, 093-030-014, 093-260-007.

The association should be receiving \$200,000 from the Verizon contract that has not been enforced. \$200 plus \$1000 doesn't include interest but if the Acknowledgement letter can be found it will hold Verizon accountable. The contract was signed in 2011. The board is now in negotiations with Verizon on a new contract. The board was informed they could get a \$40,000 to \$60,000 sign on bonus.

Unfinished business:

YLPUS leaks on Crystal Springs Way and they are not able to regulate pressure. 6.4 Dam Engineering and Update, Director Sartain stated he believes it should be discussed in open session as it was addressed in closed session. It has been approved for the engineer to go out and take pictures and provide a report back to the association. The board approved the roofing contract for the Equestrian Center and the contractor is RW Construction. Contract was signed through DocuSign. The amount was \$30,000. The materials are prorated over a 50-year period. Gold Shed is conditionally approved just waiting for liability.

Committee Reports: Reports can be reviewed within the resident packet received for the meeting.

Meeting adjourned at 9:09 PM



Board Member Signature

4/2/24
Date