

**Yosemite Lakes Owners' Association**  
**30250 Yosemite Springs Parkway, Coarsegold, CA, 93614**

Meeting: November 2024 Director's Meeting\* Minutes  
Meeting Date/Time: Tuesday, November 19, 2024 at 6:00 p.m.  
Location: Clubhouse and Zoom Virtual Meeting

1. CALL TO ORDER at 6:04 p.m.

DIRECTOR ROLL CALL & ESTABLISHMENT OF QUORUM

Richard Rajecki, President

Rose Mackey, Vice President

TBD, Secretary

Ken Sartain, Director

Cheryl Bluhm, Director

Beate Olivas, Director

Pam McDaniel, Director

Dennis Britt, Treasurer

Jeremy Mayes, Executive Director

Additional Attendees: Beth Hatch, CAM, Jason Teeter, YSPUC Chief Operator/Manager

2. OPEN FORUM: Three members addressed the board of directors.

3. President's Comments

3.1 President Rajecki informs the members that Secretary Steve Brannon has resigned from YLOA & YSPUC boards.

4. Reports

4.1 Manager Report: Executive Director Mayes provided an update on the budget and recent activities and repairs across the community. The Corporate Transparency Act is to be completed by 12/31/2024.

4.1.1 Department Manager Reports were provided to the directors in the board packet.

4.2 **President Rajecki motions** to move the Treasurer Report to after the YSPUC Report. **Director Olivas seconded the motion, which passed by acclamation.**

4.3 Jason Teeter provided the YSPUC report. Crystal Cave Circle is complete and tied in per YSPUC's chief operator/manager.

4.4 Treasurer Britt provided the Treasurer report. He will provide monthly cost reports (fees, costs, and expenses) with Executive Director Mayes to track the management company's actual costs. A draft will be provided by the end of the week.

4.4.1 \$1.3MM, 41 CAN Plans, 7 payment plans at Fiore, and 90 total properties in collections.

5. APPROVAL OF MINUTES: **Vice President Mackey motions** to approve YLOA Board meeting minutes with the small changes for October 22, 2024. **Director Olivas seconded the motion. MSC passes 6-0.**

6. Existing Business

6.1 Committee Appointments

6.1.1 The member applied to the Governing Documents Committee. **Director Olivas motions to approve the member, which is seconded by Director Bluhm.** Discussion. **MSC passes 6-0.**

6.1.2 Chairs for Governing Docs & Equestrian. **Director Olivas motions to accept the chairs, which are seconded by Director McDaniel.** Discussion. **MSC passes 6-0.**

6.1.3 FAIR Committee applicants

6.1.3.1 Treasurer Britt recommends that the six applicants included in the board packet be appointed to the FAIR Committee. **Vice President Mackey motioned create the FAIR Committee and to to approve the recommended FAIR applicants, and Director Olivas seconded.** Discussion: **MSC passes 5-1 (Director Bluhm voted no).**

6.1.4 **Director Bluhm moves to dissolve the D.A.S.H. Committee until more interest is shown. Seconded by Director Olivas. MSC passes 6-0.**

6.2 Election Rules Change Timeline

6.2.1 Yes, the YLOA Board would like management to move forward. No action was taken.

6.3 Golf Rules

6.3.1 **Director Bluhm motions to approve the golf rules. President Rajecki seconds the motion. MSC passes 6-0.**

7. New Business

7.1 Committee Reports: Reports were provided to the directors and shared with the community on the Resident Portal.

7.2 Equestrian Rules & Regulations

7.2.1 **Director Olivas motions to have the proposed changes approved and is seconded by President Rajecki. Discussion. MSC passes 6-0.**


7.3 Access Control

7.3.1 Management requested the policy go to the Trails & Rec Committee. No action was taken.

7.4 PRP Escrow Transfer—The directors discussed what work was done. In the future, provide documentation of the work when requesting funds or monthly disbursement. This forces YSPUC to plan and provide proof of completed projects. Accountability.

8. Director's Comments

9. Adjourned at 8:15 p.m.

  
Pamela McDaniel (Jan 30, 2025 14:34 PST)

Jan 30, 2025







# 2024\_11\_19\_MINUTES

Final Audit Report

2025-01-30

Created:	2025-01-30
By:	Beth Hatch (beth.hatch@grandmanors.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJKSbx8ql84puEnN9iP_8AE30wMwbjEfP

## "2024\_11\_19\_MINUTES" History

-  Document created by Beth Hatch (beth.hatch@grandmanors.com)  
2025-01-30 - 8:58:57 PM GMT
-  Document emailed to pamm@yloa.org for signature  
2025-01-30 - 9:00:51 PM GMT
-  Email viewed by pamm@yloa.org  
2025-01-30 - 10:33:38 PM GMT
-  Signer pamm@yloa.org entered name at signing as Pamela McDaniel  
2025-01-30 - 10:34:26 PM GMT
-  Document e-signed by Pamela McDaniel (pamm@yloa.org)  
Signature Date: 2025-01-30 - 10:34:28 PM GMT - Time Source: server
-  Agreement completed.  
2025-01-30 - 10:34:28 PM GMT