

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

Meeting: April 2025 Director's Meeting\* Minutes  
Meeting Date/Time: Tuesday, April 22, 2025, at 6:00 p.m.  
Location: Clubhouse and Zoom Virtual Meeting

1. CALL TO ORDER at

DIRECTOR ROLL CALL & ESTABLISHMENT OF QUORUM

Richard Rajecki, President

Pam McDaniel, Vice President

Mike Robison, Treasurer

Beate Olivas, Director

Rose Mackey, Director

Ken Sartain, Director

Cheryl Bluhm, Director

Michele Colvin, Interim Executive Director

Additional Attendees: Beth Hatch, CAM; Kirk Kowiaski, VP GrandManors; Charles Parsons, Future Executive Director (May 1, 2025), Tarin with A.S.A.P. Collect

2. President's Comments:

2.1 Executive Director Update: Charles Parsons is introduced to the entire board and membership virtually. His official start date is Thursday, May 1, 2025.

2.2 Letters of Censure: President Rajecki has Beth Hatch read the censure letters addressed to Director Mackey and Director Sartain from President Rajecki.

3. Approval of Minutes: Director Bluhm motions to approve the March 25, 2025, board meeting minutes. **Seconded by Director Olivas. MSC 6-0 (passed), 1 abstained (Director McDaniel abstained due to not being present at the meeting.).**

4. Committee Business

4.1 Fire Safety Task Force – Cheryl Bluhm: Director Bluhm presents on behalf of the Fire Safety Task Force. In its continuing effort to reduce wildfire risk in Yosemite Lakes Park, the Fire Safety Task Force would like to make the following recommendations:

1. Make an exception to the “no-livestock” rule to allow for the grazing of sheep in the Greenspace.

(a) Currently, livestock are allowed only for approved and registered 4-H projects, for a single school year period, after which time the livestock must be removed from

the homeowner's property. (b) While our current requirements for fuel reduction on vacant and improved lots are an important first step in protecting our community from destructive wildfires, the green spaces remain a significant risk. It is not economically sensible for our Maintenance crew or contracted help weed weed-whack the entire greenspace. (c) Ranchers need grazing land at lower elevations during the winter months to provide feed for their sheep or goats. They will pay \$12.00/acre to lease such usage rights. The landowner (YLOA) would be required only to provide water for the animals. (d) The livestock owners would be responsible for containing the animals and moving them throughout the leased area. The animals would be contained by temporary fences or dogs (sheep). (e) The resultant reduction in fuels (grass chewed to the ground, in the case of sheep) would be of enormous benefit to our community in terms of wildfire safety, at almost no net cost to homeowners. Director Bluhm will send the director's questions and comments to the FSTF. **No action taken at this time.**

#### 4.2 FAIR (finance) – Mike Robison:

- 4.2.1 2025-2026 FY Draft Budget: Director Bluhm motioned to schedule YLOA budget workshops on Sunday, May 4, 2025, at 10 a.m. and continued to Monday, May 5, 2025, at 3 p.m., if necessary. **Seconded by President Rajecki. Discussion. MSC 7-0 (passes).**
- 4.2.2 Collection Vendor: A.S.A.P. Collect is presented to the board. Treasurer Robison and the FAIR Committee recommend A.S.A.P. Collect. They do not require a retainer or upfront costs on any file. Treasurer Robison motions to approve A.S.A.P. Collect. **Seconded by Vice President McDaniel. Discussion. MSC 7-0 (passes).**
- 4.2.3 YSPUC/YLOA Equipment (sent to FAIR Committee March 2025): Work in progress, **no action taken.**
- 4.2.4 Pizza Kitchen (sent to FAIR Committee March 2025): Management will be included with Director Bluhm and Director Sartain. **No action taken.**
- 4.2.5 Gift Deed re: Lot # 1977 (APN 092-160-005) (sent to FAIR Committee March 2025): The FAIR Committee recommendation is to take no action and let it go to auction. Director Bluhm motions to accept the FAIR Committee's recommendation to let it go to auction. **Seconded by Treasurer Robison. Discussion. MSC 6-0, Director Mackey abstained, passes.**

#### 4.3 Governing Docs – Beate Olivas:

4.3.1 Resolution & Motion Rescission/Revisions (sent to Gov Docs Committee March 2025): **No action taken by the board. Committee member Marie Touitou volunteered to complete this task.**

4.3.2 Bylaws: Director Olivas motions to put the bylaws out to membership for a vote to accept the bylaws. **Seconded by Director Bluhm. Discussion. MSC 5-0 (passes) while Director Mackey and Director Sartain abstained.**

#### 4.4 ECC – Ken Sartain & Pam McDaniel

4.4.1 Short Term Rentals (sent to ECC Committee February 2025): **No action taken.**

#### 4.5 Golf – John Wandler

4.5.1 Golf Fees – Action item: Move to committee & 28-Day Review. The board has accepted the Golf Committee and Golf Manager’s recommendation to raise the rates as seen below (range is an increase of 6-16%). Director Bluhm motions to accept the golf rate comparison with the exception of the increase to the members annual to \$860 instead of \$770, but otherwise, all other fees be reflected and posted for 28-day review. **Seconded by Director Olivas. Discussion. MSC 7-0 (passes).**

Member	Current Price	New Price
9 Holes	\$21.00	\$25.00
18 Holes	\$31.00	\$35.00
Annual Membership	\$761.50	\$860.00
Monthly Membership	\$89.50	\$95.00
Twilight (after 2 PM) 2 players+cart	\$40.00	\$50.00
Twilight (after 2 PM) 1 player+cart	\$25.00	\$30.00
Twilight (after 2 PM) 1 player walking	\$20.00	\$25.00
Non-Member	Current Price	New Price
9 Holes	\$26.50	\$30.00
18 Holes	\$36.50	\$40.00
Annual Membership	\$1260.00	\$1270.00
Monthly Membership	\$131.50	\$140.00
Twilight (after 2 PM)	\$40.00	\$50.00

2 players+cart		
Twilight (after 2 PM) 1 player+cart	\$25.00	\$30.00
Twilight (after 2 PM) 1 player walking	\$20.00	\$25.00

#### 4.6 Trails & Rec – Marie Touitou

- 4.6.1 Tennis/Pickleball Courts (sent to the Trails & Rec Committee March 2025): The committee recommends the board move forward with crack repairs or full replacement of the tennis courts.

The Trails & Rec Committee recommends to continue using VizPin and are not recommending the YLOA Access Control & Security Policy.

Director Mackey motions whereas a contract was approved unanimously on September 20, 2024, to accept the Tosted Asphalt installation agreement that was dated June 11, 2024, for [REDACTED] for the tennis courts. Whereas it is the fiduciary duty to maintain our amenities, and in consideration of current budgetary issues, I therefore make a motion to contract with Tosted Asphalt Company to clean, prep, fill, and patch the cracks and paint as was outlined on an original proposal that was dated February 10, 2020 and not to exceed [REDACTED] to complete both tennis courts. It is the request of the Trails & Rec Committee to commence work as soon as possible. They are waiting on the contract, and this discussion should be done in executive session or committee.

- 4.7 Equestrian – Jeannine Verellen: The committee will provide the three (3) bids to the board of directors to paint the barn. The Ponies and Painting event is coming up in May. No action taken.

- 4.8 Communications – Bev Gulley: No action taken.

- 4.9 Election – Cheryl Bluhm: Tomorrow is the deadline to submit candidacy submissions for the Annual Election. No action taken.

#### 5. Reports

- 5.1 Collection Report: \$1.9MM Outstanding Amount, 30 CAN Plans, 5 on YLOA Payment

Plans, 7 on Payment Plans at Fiore. Today, over 90-day percentage is at 20.7%.

- 5.2 Treasurer Report: For the month ending March 2025, a detailed financial statement has been distributed to the board of directors for their review. An abbreviated financial statement with the balance sheet and income/expense statement is available in Ciranet's document library for the homeowner review.

For the balance sheet: Cash on the operating accounts totaled \$377,132 for the period ending March 31, 2025. Cash in the reserve accounts totaled \$2,285,970 for the same period.

For the Income/Expense Statement: The Association recorded \$537,797 of income for the period ending March 31, 2025 and \$367,914 of expenses. The Association had an excess of income of \$162,883 for the period. All expense variances for the period were justified with a reasonable explanation and accounted for in the financial reports.

Regarding Accounts Receivable: The Association's balance sheet reflects \$3,082,355 (YTD) in accounts receivable, owed to the Association. This total includes all delinquent balances owed to the Association, including assessments, fines, late fees, and administrative and collection costs. Of the total accounts receivable balance, delinquent assessments totaled \$1,324,298 (20.7% past 90 days). Delinquent assessments are promptly collected, in accordance with the Association's collection policy, state and federal law.

The Treasurer of YLOA offers the above report to the board and members present at the board's regular meeting and recommends acceptance of these financials into the Association's corporate records.

Director Mackey motions whereas a previous board on August 1, 2023, found cause to commission an audit of YLOA financials from July 1, 2020, to June 30, 2023, at a cost not to exceed \$50,000. Whereas said audit never occurred even though funds were available and accounted for in the financials for last fiscal year July 1, 2023 until June 30, 2024 are incomplete or missing, whereas the current financial situation has required borrowing from reserves to meet day to day operational commitments and a lack of financials for the board to ratify under civil code section 5500 has resulted in an incomplete picture of our current financial condition. I move that the YLOA board immediately commission an audit of YLOA financials from a minimum of July 1, 2023, until June 30, 2024, again, not to exceed \$50,000. **Seconded by Director Sartain.** Treasurer Robison questions why the motion does not go back further. Other directors stated that those monies were already approved for July 1, 2020, to

June 30, 2023. **MSC 2-4 (motion does not pass) with Treasurer Robison abstaining from the vote.**

6. Existing Business

Director Mackey left the meeting at 10:07 p.m.

**6.1** Change of Signers on Premier Valley Bank Account: The amount of money at PVB currently is \$6,380.49. Director Sartain motions that Director Bluhm go to Premier Valley Bank and withdraw all but the minimum balance and statements to the current account and report back to the board. **Seconded by Director Bluhm. MSC 6-0 (passes).**

**6.2** Collection Status & Improvements – No action taken.

**6.3** Inundation Study Update re: Dam Violation (The original violation notice was sent July 14, 2017, DSOD sent reminders on June 1, 2020 and again on February 22, 2021, nothing was received. Another notice sent February 25, 2025.): Director Bluhm moves to rescind the motion from March 2025 and replace it with not to exceed \$20,000 for this project. Seconded by Director Rajecki. MSC 6-0 (passes).

**6.4** ADA Project (Café) completed by Facilities/Maintenance manager: 3 Tables ADA compliant, installed grab bars in the bathrooms, puttied cracks in the floors, ADA port-a-potties are also now available, added kick plates and pull handles for doors, hung signage for entrances, ordered Safe Path (waiting on second signature), he has also met with four (4) different contractors about the floor and got in touch with Bill regarding replacement product of the old floor.

7. New Business

**7.1** YSPUC Dividend – Cheryl Bluhm: No action taken.

**7.2** YSPUC Bylaws: Director Bluhm motions to accept and approve the YSPUC bylaws and YSPUC Articles of Incorporation. Seconded by President Rajecki. MSC 5-0 (passes) with Director Sartain abstaining.

**7.3** YSPUC Articles of Incorporation


**8.** Open Forum: Five (5) members addressed the board during open forum.

**9.** Liens: 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 [ 27 ] properties: PARCEL NO.: 092-340-015, 093-060-011, 092-190-015, 054-123-027, 093-170-022, 093-160-005, 092-120-037, 093-460-018, 093-570-023, 093-120-025, 093-030-019, 092-190-002, 093-070-030, 093-350-011, 093-140-031, 093-050-021, 093-360-012, 092-150-002, 092-110-004, 093-120-023, 093-150-013, 093-100-016, 093-110-008, 093-120-006, 092-380-019, 092-100-006, 093-060-010. Seconded by Director Olivas. **MSC. 6-0 (motion passes).**

10. Director's Comments: **No action taken.**

11. Adjourned **at 10:36 p.m.**

  
Pamela McDaniel (May 28, 2025 17:15 PDT)

05/28/2025

**Secretary Signature**

**Date Signed**

May 27, 2025

***Board Approved: [ENTER DATE]***







# 2025\_04\_22\_MINUTES

Final Audit Report

2025-05-29

Created:	2025-05-28
By:	Beth Hatch (beth.hatch@grandmanors.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAApkJUeD4bYDBrqARqiaA5PeTnswHnhBev

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-  Document created by Beth Hatch (beth.hatch@grandmanors.com)  
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-  Document emailed to pamm@yloa.org for signature  
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-  Email viewed by pamm@yloa.org  
2025-05-29 - 0:14:56 AM GMT
-  Signer pamm@yloa.org entered name at signing as Pamela McDaniel  
2025-05-29 - 0:15:46 AM GMT
-  Document e-signed by Pamela McDaniel (pamm@yloa.org)  
Signature Date: 2025-05-29 - 0:15:48 AM GMT - Time Source: server
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