

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

Meeting: March 2025 Director's Meeting* Minutes
Meeting Date/Time: Tuesday, March 25, 2025 at 6:00 p.m.
Location: Clubhouse and Zoom Virtual Meeting

1. CALL TO ORDER at 6:02 p.m.

DIRECTOR ROLL CALL & ESTABLISHMENT OF QUORUM

Richard Rajecki, President
Pam McDaniel, Vice President* (absent)
Mike Robison, Treasurer
Beate Olivas, Director
Rose Mackey, Director
Ken Sartain, Director
Cheryl Bluhm, Director* (arrived at 6:03 p.m.)
Jeremy Mayes, Executive Director
Additional Attendees: Beth Hatch, CAM

2. President's Comments: Addresses the strength of committees and their role. Committees enhance operational effectiveness. Experts in specific fields can review, amend, and recommend. This is essential to the Association. Homeowner volunteers, board liaison, monthly meetings, homeowner/member voices heard. **No action taken.**

3. Executive Director Committee Update: **No action taken.**

President Rajecki motions for a change of order on the agenda, to move the reading of liens from 7.2.2 to the last agenda item, immediately preceding the open forum and just before adjournment. Seconded by Director Bluhm. Discussion. **MSC 6-0 (passes).**

4. Collection Process: The YLOA collection process remains unchanged, but it is being enforced. Discussed the process and what should be expected if an account is referred to the collection attorney. **No action taken.**

5. Existing Business

- 5.1 Golf Fees: Executive Director Mayes has confirmed fees can be changed during the year, we do not have to wait for the Annual Disclosures. The proposed rate increases are as follows:

Member	Current Price	New Price
9 Holes	\$21.00	\$30.00
18 Holes	\$31.00	\$40.00
Cart Rental (9/18)	\$10.00/\$15.00	\$20.00/\$40.00
Hand Cart	Free	\$5.00
Annual Membership	\$761.50	\$791.50
Monthly Membership	\$89.50	\$99.50
Twilight (After 2 PM)	Various	\$5.00 Off/Green& Cart Fees

Non-Member	Current Price	New Price
9 Holes	\$26.50	\$35.50
18 Holes	\$36.50	\$45.50
Cart Rental (9/18)	\$20.00/\$25.00	\$40.00/\$50.00
Hand Cart	\$5.00	\$10.00
Annual Membership	\$1260.00	\$1290.00
Monthly Membership	\$131.50	\$140.50
Twilight (After 2 PM)	Various	\$5.00 Off/Green& Cart Fees

Director Bluhm moves to put the new golf course rates and costs out for a 28-day review. Seconded by Director Olivas. Discussion. **MSC 5-0, (Director Sartain abstains, motion passes).**

- 5.2 YSPUC/YLOA Equipment: Director Mackey motioned that the new FAIR committee will review the list of equipment owned (or leased) by YSPUC and YLOA addressed at the meeting today (mini excavator, trencher, asphalt zipper, asphalt recycler, PaviJet MG7) and determine who owns it and who has been paying insurance, to then make a recommendation to the board at the May board meeting. Seconded by Director Bluhm. **MSC 6-0 (passes).**

6. New Business

- 6.1 Inundation Study & Approval re: Dam Violation: Management received a violation notice on February 25, 2025, which management learned was sent to the Association previously in 2017, 2020, and 2021, but never resolved regarding the Spring Dam No. 1682 (on Corral Drive). Director Sartain asked the board for time (by Friday) to see if he can do this project. President Rajacki and Director Robison concur to allow Director Sartain time to research and then report back to the board his findings by Friday, March 28. Director Bluhm motioned to move forward with the contract from the Wallace Group and not to exceed \$55,000, but is conditional on portions being completed by or with Ken Sartain's research results being provided via email to the entire board for review. Seconded by Director Olivas. **MSC 6-0 (passes).**
- 6.2 Gift Deed re: Lot # 1977 (APN 092-160-005): The discussion is, does the board want to assume this property through the gift deed and with it, any of the fees that will be incurred with it going to auction (back taxes due). Does the board want to assume this property, pay the back taxes and any fees associated with it. Director Bluhm motioned to move gifting deed (APN 092-160-005) to the FAIR Committee for review and recommendation to either pay the taxes and purchase it or let it go to auction. Seconded by Director Mackey. **MSC 6-0 (passes).**

6.3 Old Committee Bank Accounts Motion: Director Bluhm motioned Golf committee account, payroll account, Rec Center committee account, Events committee account, Library committee account that the moneys are transferred, but each account left with the required minimum balance, and transfer all of those amounts into our operating account. Seconded by Treasurer Robison. Discussion. **MSC 4-0 (Director Sartain and Director Mackey abstained, motion passes).**

6.4 YLOA Premier Valley Bank Account Balance Motion: Director Bluhm motioned to keep minimum balance in the account(s) in order to keep historical records and transfer the remaining balance to Mechanics operating. Seconded by Director Olivas. Discussion. Director Sartain is the only current director who has access to this account. He agreed to go with Treasurer Robison to ensure he gets on the account. **MSC 6-0 (passes).**

7. Reports

7.1 Manager Report: **YLOA February budgeted income** was \$440,161, actual income was \$435,429, which is a variance of **(\$4,732)**. **YLOA February budgeted expenses** were \$444,111, actual expenses were \$449,890, which is a variance of **(\$5,779)**.

Blue Heron (Yosemite Grill & Bar) February budgeted income was \$62,175, actual income was \$30,196, which is a variance of **(\$31,979)**. **Blue Heron (Yosemite Grill & Bar) budgeted expenses** were \$77,439, actual expenses were \$71,520, which is a favorable variance of **\$5,919**.

The Fairway Café budgeted income was \$39,400, actual income was \$37,845, which is a variance of **(\$1,555)**. **Fairway Café budgeted expenses** were \$54,473, actual expenses were \$56,276, which is a variance of **(\$1,803)**.

The February Golf budgeted income was \$8,410, actual income was \$9,818, which is a favorable variance of **\$1,408**. **The February Golf budgeted expenses** were \$35,507, actual expenses were \$36,883, which is a variance of **(\$1,377)**.

The February Equestrian budgeted income was \$2,600, actual income was \$2,691, which is a favorable variance of **\$91**. **The February Equestrian budgeted expenses** were \$5,150, actual expenses were \$139, which is a favorable variance of **\$4,957**.

Major Projects, Repairs, and Improvements done during February were: At the **Rec Center** they sprayed for weeds, repaired drinking fountains, and fabricated replacement pole for swings. The **barn** received standard maintenance. The **pool facility** will be receiving a replacement of the adjacent walkway (to be completed in April). The **Fairway Café** is receiving ADA improvements. The **Trails** have new signs installed on the Blue Heron Lake Trail and other signs will be installed in the coming weeks. The **Golf Course** received standard maintenance. The **Clubhouse** received standard maintenance.

Collections: \$1.676MM Outstanding Amount, 30 CAN Plans, 5 on YLOA payment plans, 7 on payment plans with Fiore, total properties in collections: 411, with an additional 308 pending files, and an additional 98 new matters received (as of 2/28/2025).

Executive Director Mayes explained that the Association has paid collection legal fees to Fiore from February 1, 2024, to the present, which are \$356,457 (this is just collection legal fees, not general counsel). Over that same period, Fiore has collected \$906,000 for the Association.

7.1.1 Department Manager Reports

7.2 Treasurer Report

- 7.2.1 Collection Review & Approval: Treasurer Robison proposes to approve and appoint five (5) members to the FAIR Committee. Seconded by Director Bluhm. Discussion. **MSC 6-0 (passes).**

Treasurer Robison shared three (3) collection proposals (California HOA Collection Services, Maxwell & Morgan, & Alterra) with fellow directors that were provided by management and a fourth firm he found, called Pacific Association Collections. Director Bluhm motions to approve Pacific Association Collections agreement. Seconded by Director Olivas. Discussion. **MSC 6-0 (passes).**


7.3 Committees

- 7.3.1 FAIR Committee Appointments (action taken during 7.2.1)
- 7.3.2 Short Term Rentals (ECC): Sent to the ECC Committee in February 2025, and no update is available at this time per Director Sartain.
- 7.3.3 Tennis/Pickleball Courts (Trails & Rec): President Rajecki requests this be moved to the Trails and Rec Committee and report back to the board with recommendations.
- 7.3.4 Pizza Kitchen (FAIR): President Rajecki requests this be moved to the FAIR Committee and report back to the board with recommendations on keeping the structure or demolishing it.
- 7.3.5 Resolution & Motion Rescissions/Revisions (Gov Docs): Director Bluhm requests this be moved to the Governing Docs agenda to review the resolutions and make recommendations to rescind outdated resolutions.

- 8. Approval of Minutes: February 25, 2025 (R): Director Bluhm motions to approve the February 25,

2025 minutes. Seconded by Director Olivas. Discussion. **MSC 4-1 (Director Mackey abstained, Director Sartain voted no, motion passes).**

9. Executive Committee 2025 met on March 4 & March 20, 2025, regarding collections, contracts, and personnel.
10. OPEN FORUM: Six (6) members addressed the board.
11. 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 [64] properties: PARCEL NO.: 092-350-020, 092-350-030, 092-350-031, 092-110-020, 092-310-036, 092-310-011, 093-170-017, 093-220-020, 093-110-020, 093-110-019, 093-410-006, 093-470-002, 093-120-013, 092-260-002, 093-060-002, 092-370-008, 092-040-014, 092-300-026, 093-120-029, 092-380-008, 092-290-013, 092-130-030, 092-330-033, 093-180-012, 093-100-015, 093-130-032, 092-330-027, 093-120-038, 092-330-036, 093-330-006, 093-060-004, 093-230-010, 093-370-007, 092-120-033, 093-150-024, 093-320-013, 093-120-001, 092-290-009, 093-250-013, 092-110-019, 092-310-038, 092-290-031, 092-320-036, 092-270-015, 093-060-025, 092-150-003, 092-020-011, 093-050-019, 093-070-007, 093-200-010, 093-020-007, 093-170-005, 093-560-012, 092-040-004, 093-200-018, 093-490-010, 092-340-017, 093-240-023, 092-340-023, 093-180-027, 093-240-009, 093-140-019, 093-050-033, 093-070-029. **Seconded by Director Bluhm. MSC 6-0 (passes).**
12. Adjourn at 9:07 p.m.


Pamela McDaniel (May 29, 2025 11:23 PDT)

Secretary Signature

05/29/2025

Date Signed

Board Approved: April 22, 2025








2025_03_25_MINUTES

Final Audit Report

2025-05-29

Created:	2025-05-10
By:	Beth Hatch (beth.hatch@grandmanors.com)
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