

Board Approved on: [07/22/2025]

## **Yosemite Lakes Owners' Association**

### **Board of Directors Meeting Minutes**

Date: Tuesday, June 24, 2025

Time: 6:00 p.m.

Location: Clubhouse and via Zoom/teleconference

#### **Board Members Present:**

- Richard Rajecki, President
- Pam McDaniel, Vice President
- Mike Robison, Treasurer
- Cheryl Bluhm, Director
- Beate Olivas, Director
- Rose Mackey, Director
- Ken Sartain, Director

#### **Board Members Absent:**

- N/A

#### **Management and/or Guests Present:**

- Charles Parsons, Executive Director, GrandManors
- Beth Hatch, Community Association Manager, GrandManors
- Kirk Kowieski, VP, GrandManors

#### **1. Call to Order**

The meeting was called to order at 6:04 p.m. by President Rajecki, followed by the director roll call and the establishment of quorum.

#### **2. President's Comments**

President Rajecki discusses the role of a director. The balance between making decisions and always doing what is best for the Association. Choosing to run the Association as a business and not a family business. The Association must come first. He also addresses the members and provides an update regarding the lawsuit settlement. Directors Sartain and Mackey filed a lawsuit against the Association and Directors Rajecki, Bluhm, Olivas, & McDaniel. Additional details

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can be found in the attorney's letter and the settlement letter attached to the minutes.

### **3. Homeowner Forum (Open Forum)**

Several members addressed the board of directors with their concerns and expressed frustrations regarding the lack of teamwork among directors.

### **4. Approval of Minutes**

Motion made by Director McDaniel to approve the minutes of the May 4, 2025, Special (budget) meeting with changes. Seconded by Director Olivas.

Motion passed unanimously with 7 in favor and 0 opposed.

Motion made by Director McDaniel to approve the minutes of the May 8, 2025, Special (budget) meeting with changes to item 5. Seconded by Director Olivas.

Motion passed unanimously with 7 in favor and 0 opposed.

Motion made by Director McDaniel to approve the minutes of the May 16, 2025, Recall Election meeting. Seconded by Director Mackey. Motion passed unanimously with 7 in favor and 0 opposed.

Motion made by Director McDaniel to approve the minutes of the May 19, 2025, Special (budget) meeting. Seconded by Director Olivas. Motion passed unanimously with 7 in favor and 0 opposed.

Motion made by Director McDaniel to approve the minutes of the May 20, 2025, Recall Election meeting. Seconded by Director Robison. Motion passed unanimously with 7 in favor and 0 opposed.

Motion made by Director McDaniel to approve the minutes with changed of the May 27, 2025, regular board meeting. Seconded by Director Robison. Motion passed unanimously with 7 in favor and 0 opposed.

### **5. Reports**

Treasurer's Report: For the month ending May 31, 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 homeowner review.

For the balance sheet: Cash on the operating accounts totaled \$548,767 for the period ending May 31, 2025. Cash in the reserve accounts totaled \$2,317,392 for the same period.

For the Revenue/Expense Statement: The Association recorded \$179,386 of income for the period ending May 31, 2025, and \$5,110,195 of expenses. The

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Association had an excess of income of \$74,957 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 \$1,712,715 in accounts receivable owed to the Association. This total includes all delinquent balanced owed to the Association, including assessments, fines, late fees, and administrative and collection costs. Of the total accounts receivable balance, delinquent assessments totaled \$1,361,548. Delinquent assessments are promptly collected, in accordance with the Association's collection policy, state and federal law.

The treasurer of Yosemite Lakes Owners' Association offers (motions) 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. Seconded by Director Olivas. Motion passed 6-1, with Director Mackey voting no.

## **6. Existing Business**

6.1 Review & Approve Pro Elections amended proposal to mail & manage voting for our Amended Bylaws. This motion passed in executive session and was ratified in the open regular meeting on June 24, 2025.

## **7. New Business**

7.1 Board Approval to Approve Amended Bylaws mailing to membership (included & approved under 6.1).

## **8. Liens**

The assessments charged against the properties identified below are more than 60 days delinquent. The board of directors hereby authorizes A.S.A.P. Collect to record a lien on behalf of the Association against 7 properties:

PARCEL NO.: 093-130-026, 093-520-008, 093-080-001, 093-250-016, 093-250-022, 093-170-002, 093-080-018-000

Motioned by Director McDaniel and seconded by Director Olivas. The motion passed unanimously with 7 in favor and 0 opposed.

## **9. Executive Session:**

The Board met in Executive Session on May 27, 2025, to discuss the role of the recalled directors (caretakers) and legal matters.

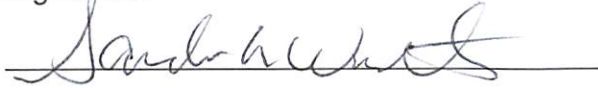
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#### 10. Adjournment

The meeting was adjourned at 8:50 p.m.

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Signature:

A handwritten signature in dark ink, appearing to read "Sandra Watkins", is written over a horizontal line.

Sandra Watkins, Secretary

Date Signed: 7-31-2025