

Board Approved on: [Insert Date]

## **Yosemite Lakes Owners' Association**

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

**Date: May 27, 2025**

**Time: 6:00 p.m.**

**Location: Clubhouse and via Zoom**

#### **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

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

The meeting was called to order at 6:01 p.m. by President Rajecki. The director's roll call was completed, and an establishment of quorum was done.

#### **2. President's Comments – Rick Rajecki**

2.1 Announcement of Recall Election Results: The recall has passed. On Tuesday, May 20, Pro Elections publicly opened the 634 ballots it received. The inspectors certified that 397 members voted to recall the Board of Directors, 228 voted not to recall the Board, and 9 ballots were received for quorum purposes but did not vote. It means the Board was recalled. Per the Association's legal counsel, the next step is to schedule a special election to fill the seats. Because a corporation cannot operate without a Board of Directors, the current Board will remain in place to ensure continuity of day-to-day operations only. All non-

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emergency decisions and projects will be tabled. Three of the Board seats will be replaced at the upcoming July 10, 2025, annual meeting election. The other four seats will be replaced by a special election in late September or early October, subject to scheduling by the independent Inspector of Elections. More details and a request for nominations for the special election will follow. The Board now has a caretaker role.

### 3. Approval of Minutes

Motion made by Director McDaniel to approve the minutes with changes of the April 8, 2025, meeting. Seconded by Director Olivas.

**The motion passed with 6 in favor and 1 opposed. Director Sartain voted no.**

Motion made by Director McDaniel to approve the minutes with changes of the April 22, 2025, meeting. Seconded by Director Olivas.

**The motion passed unanimously with 7 in favor and 0 opposed.**

### 4. Open Forum (Homeowner Forum)

Twelve (12) members addressed the board.

### 5. Committee Business

5.1 Fire Safety Task Force – Cheryl Bluhm: Update, the committee is continuing to get all the answers from the grazers. Weed abatement is due by June 1, 2025, or a violation letter could be sent to the property owner. The requirements were mailed in February 2025 and are also available on the website, in the weekly YLP Life newsletter.

5.2 FAIR (finance) – Mike Robison: No action taken.

5.3 Golf – John Wandler: The new golf carts have been delivered to the Pro Shop, and they are better than the old used ones. There was a good turnout for the golf scramble.

5.3.1 Golf Fees – Action Item: Move to approve golf fees: Motion made by Director Bluhm to approve the golf fees, tentative on legal counsel approval (caretaker board). Seconded by Director Olivas. **The motion passed unanimously with 7 in favor and 0 opposed.**

5.4 Trails & Rec – Marie Touitou: Committee Chair Touitou provided a committee report update. No action taken.

5.5 Equestrian – Camille Anderson: No action taken.

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5.6 Election: The Recall Election update provided earlier. Timeline for the recall (election to be held around September/October). The Annual Election is July 10, 2025. No action taken.

## 6. Reports

6.1 Collection Report: April's collection report - \$1.8MM outstanding in past due assessments, 29 members on CAN Plans, 6 members on YLOA payment plans.

6.2 Treasurer Report:

## 7. Existing Business

7.1 ADA Project (Café) – On hold (due to caretaker role of the board).

## 8. New Business

8.1 Pro Elections to be the inspector of elections and give a 28-day review of the draft bylaws. Director Olivas motioned for a 28-day review of the Draft Bylaws. Seconded by Director Bluhm. **The motion passed unanimously with 7 in favor and 0 opposed.**

8.2 Recording of Minutes Motion: Motion made by Director Olivas, Open Board of Director meeting minutes are required and are the official records of the proceedings of an organization. (Corp. Code § 8320)

Whereas, in previous years, to assist in the preparation of the minutes, the YLOA Board allowed the recordings of open board meetings. Once the minutes were approved by the board, the recordings were erased; and

Whereas, it is to be known that the YLOA minutes are very vague, and it's hard to determine what has accurately occurred in regards to discrepancies or disagreements between the Directors. Saving the recordings of the open board meetings will help future boards and 3<sup>rd</sup> parties to easily understand what has occurred and resolve any prior year issues. It will protect the YLOA Association and the members from rogue board members.

NOW, THEREFORE, I motion that the recordings of all the open board meeting minutes not to be erased nor censored. The recordings are placed in a secured office safe. Any prior motions to delete the recordings of the open board meetings be rescinded.

Seconded by Director McDaniel. Discussion. **The motion passed with 6 in favor, 0 opposed, and 1 abstained. Director Mackey abstained.**

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8.3 Audit Motion: Motion made by Director Olivas, WHEREAS, on August 1, 2023, the YLOA Board of Directors approved \$50,000 for a CPA firm to audit YLOA financial records from July 1, 2020, to August 1, 2023.

WHEREAS, the 3<sup>rd</sup> party CPA firms cannot perform an audit without completed financials reviews. The audit had to be delayed until all the financials reviews for the above accounts were completed by Moore Grider's and

WHEREAS, the financials reviews for fiscal year July 1, 2020 – June 30, 2021, fiscal year July 1, 2021 – June 30, 2022 and fiscal year July 1, 2022 – June 30, 2023 are completed; and

WHEREAS, YLOA has established a Fair committee to help with monthly financial reviews, financial records review and provide recommendations.

Now, therefore, be it resolved that the YLOA Board will proceed utilizing the \$50,000 for the YLOA financial audit that was approved for the fiscal years July 1, 2020 – June 30, 2021, fiscal year July 1, 2021 – June 30, 2022 and fiscal year July 1, 2022 – June 30, 2023. The FAIR committee will review and make recommendations to the YLOA Board on what financial accounts need to be audited and forward to the 3<sup>rd</sup> party CPA firm. The Fair committee will have review access to all bank accounts and financial records. The Employee Retention Credit of \$1,215,672.34, (IRS refund checks from the Forms 941 Employer's FICA share), PPP credit of \$650,000, Workshare benefits of \$1,200,000, employee loans/paybacks and employee's payroll deduction for YLOA dues (pretax), credit cards and cash accounts to be included in their review. The allocations between YLOA and YSPUC to be included. The Executive Director or the Treasurer will provide the Board of Directors two or more 3<sup>rd</sup> party CPA firms bids to perform the audit. The owners of this Corporation will be notified of the results.

**Seconded by Director McDaniel. Discussion. The motion passed with 4 in favor and 2 opposed, 1 abstained. Director Sartain voted no, Director Mackey voted no, and Director McDaniel abstained.**

8.4 Director Bluhm motions to authorize Moore Grider or Newman CPA to review the 2024-25 Fiscal Year's Financial Statement. Seconded by Director McDaniel. Discussion. **The motion passed unanimously with 7 in favor and 0 opposed.**

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### 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 11 properties:

Parcel NO.: 093-050-054, 093-190-029, 092-260-019, 093-240-026, 093-080-025, 092-290-016, 092-330-035, 092-330-032, 092-010-016, 092-050-008, 093-240-025

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

### 10. Executive Session Summary

The board of directors had an executive session on May 14, 2025, where a resolution of a majority of Board Members decision to file a legal action for the judicial foreclosure of the Association's lien and/or money judgment against the following properties: APN 092-030-007 and APN 093-080-033.

### 11. Director's Comments

No action taken.

### 12. Adjournment

The meeting was adjourned at 8:53 p.m.

The next Board of Directors meeting is scheduled for June 24, 2025.

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Signature:

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[Insert Name], Secretary

Date Signed: \_\_\_\_\_