

Board Approved on: [August 26, 2025]

Yosemite Lakes Owners' Association

Board of Directors Meeting Minutes

Date: Tuesday, July 22, 2025

Time: 6:00 p.m.

Location: Clubhouse and via Zoom/teleconference

Board Members Present:

- Damon Wagener, President
- Doug Mattos, Vice President
- Mike Robison, Treasurer
- Sandra Watkins, Secretary
- Cheryl Bluhm, Director
- Richard Rajecki, 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 6:01 p.m. by President Wagener, followed by the director roll call and the establishment of quorum.

2. President's Comments

President Wagner, the newly elected president, introduced himself and thanked the community for the opportunity to represent them. He expressed his vision for making improvements to the community and encouraged residents to volunteer for committees. He emphasized his desire to find ways to allow community members to be more involved in the Association's success.

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3. Approval of Minutes

Motion made by Director Mattos to approve the June 24, 2025, minutes. Seconded by Director Sartain. Discussion. Motion passed 4-2-1 (with Director Sartain & Watkins voting no and Director Wagener abstaining).

4. Reports

Director Robison noted that the fiscal year had just ended the previous month, so the year-end reports would be available to the board approximately a week later, as they typically take 45 days after the close of the month to prepare.

5. Existing Business

5.1 None

6. New Business

6.1 Newly Elected Director Statements/Comments

6.2 Bank Signer Motion: Director Wagener motioned that the YLOA Board of Directors authorizes the following newly elected officers to be added as authorized signers on all existing and future bank accounts held in the name of the Association:

- Damon Wagener, President
- Doug Mattos, Vice President
- Michael Robison, Treasurer
- Sandra Watkins, Secretary

Further, he moved that any individuals who are no longer serving as officers or directors of the Association be immediately removed as authorized signers on all bank accounts. Additionally, he moved that the Board authorize the necessary officers to take all actions required to implement this resolution, including providing the financial institution(s) with updated signature cards, meeting minutes, and any other documentation needed to complete the changes. Seconded by Director Sartain. Discussion Motion passed unanimously 7-0.

6.3 Update CA Statement of Information Motion: Director Wagener moved that at the conclusion of each Yosemite Lakes Owners Association (YLOA) Annual Meeting in which an election results in a change of any officer(s), the following actions shall be taken: 1. The California Secretary of State Statement of Information (Form SI-100) and the Statement of Information for Common Interest Developments (Form SI-CID) shall be completed immediately following the conclusion of the meeting. 2. These

forms shall be submitted to the State of California along with the required processing fees. 3. Copies of the submitted and completed SI-100 and SI-CID forms shall be provided to the full YLOA Board of Directors for recordkeeping and transparency. Seconded by Director Bluhm. Discussion. Motion passed unanimously 7-0.

6.4 ECC Appointments: Directors Bluhm, Watkins, & Sartain volunteered for the ECC Committee. Director Mattos motions to accept the volunteers, Director Bluhm, Director Watkins, and Director Sartain to the ECC Committee. Seconded by Director Sartain. Motion passed unanimously 7-0.

6.5 Bylaw Motion: Director Wagener motioned to pause any progress by Pro Elections on the voting of the new bylaws. Director Wagener motioned this so we can further review the feasibility of the new bylaws being accepted by the community before we incur the expense from Pro Elections. I think there needs to be more effort made to inform and communicate with the community why this is needed and why they should vote on this. The Governing Doc Committee and the Communications Committee need to work together to formulate a plan on how to reach out to a significant number of the members to try to ensure that we will have the necessary votes to pass this, which would validate the reason for the expense. Seconded by Director Mattos. Discussion. Motion passed 6-1 (Director Bluhm voted no).

7. 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.: 092-320-030, 093-400-001, 093-260-011, 093-410-001, 093-570-013, 093-570-003, 093-560-009, 092-130-012, 093-060-017, 093-170-006, 093-460-005, 093-110-002, 092-200-009, 092-040-010, 092-150-019, 093-150-021

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

8. Executive Session:

The Board met in Executive Session on June 24, 2025, and approved the Pro Elections Bylaws Contract. However, the board voted to pause the process for the time being during the open session (July 22, 2025).

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In the executive session meeting which took place on July 10, 2025 the board of directors authorized its attorneys to initiate an action for judicial foreclosure of the Association's lien against the following properties: 092-110-027, 093-120-039, 092-170-110, 093-510-020, 092-160-022, 093-030-015, 093-480-016 & 092-170-001, 093-310-004, 093-430-030 & 092-310-048, 093-030-023, 093-510-038, 093-510-044, 093-040-033, 092-030-005, 093-430-026, 092-150-006, 092-160-006, 093-470-006, 092-170-017, 093-260-012, 093-270-022, 092-030-007, 093-300-003, 093-290-011, 093-560-016, 093-550-015, 093-310-021, 092-040-019, 093-380-008, 093-550-012, 093-250-033, 093-220-001, 093-080-033, 092-370-006, 093-150-024, 093-350-012, 093-070-029, and 093-060-011.

9. Open Forum:

Eleven members addressed the board during the open forum.

10. Adjournment

The meeting was adjourned at 6:46 p.m.

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Signature:

Sandra Watkins
Sandra Watkins (Oct 1, 2025 17:22:49 PDT)

Sandra Watkins, Secretary

Date Signed: Oct 1, 2025







2025_07_22_YLOA_Board_Meeting_Minutes

Final Audit Report

2025-10-02

Created:	2025-10-01
By:	Beth Hatch (beth.hatch@grandmanors.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAASN6mWRazh5VUs4micl7KrlZO-xJPOVNZ

"2025_07_22_YLOA_Board_Meeting_Minutes" History

-  Document created by Beth Hatch (beth.hatch@grandmanors.com)
2025-10-01 - 4:05:43 PM GMT
-  Document emailed to swatkins@yloa.org for signature
2025-10-01 - 4:06:24 PM GMT
-  Email viewed by swatkins@yloa.org
2025-10-02 - 0:21:08 AM GMT
-  Signer swatkins@yloa.org entered name at signing as Sandra Watkins
2025-10-02 - 0:22:47 AM GMT
-  Document e-signed by Sandra Watkins (swatkins@yloa.org)
Signature Date: 2025-10-02 - 0:22:49 AM GMT - Time Source: server
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2025-10-02 - 0:22:49 AM GMT