

Board Approved on: [September 23, 2025]

## Yosemite Lakes Owners' Association

### Board of Directors Meeting Minutes

Date: Tuesday, August 26, 2025

Time: 6:00 p.m.

Location: Clubhouse and via Zoom/teleconference

#### Board Members Present:

- Damon Wagener, President
- Doug Mattos, Vice President
- Jennifer Wargo, Treasurer (Officer)
- Sandra Watkins, Secretary
- Cheryl Bluhm, Director
- Richard Rajecki, Director
- Ken Sartain, Director
- Tye Faria, Director

#### Board Members Absent:

- Richard Rajecki, Director

#### Management and/or Guests Present:

- Charles Parsons, Executive Director, RealManage-Elevated Onsite
- Beth Hatch, Community Association Manager, RealManage-Elevated Onsite
- Kirk Kowieski, Vice President, RealManage-Elevated Onsite

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

The meeting was called to order at 6:03 p.m. by President Wagener, followed by the director roll call and the establishment of quorum.

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

President Wagner stated that things have been going well.

#### **3. Treasurer Report**

3.1 Year Ending June 30, 2025, Financials Review & Acceptance:

Treasurer Wargo presented the Treasurer's Report for the month-ending

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and year-ending June 30, 2025. She reported that cash in the operating account totaled \$762,569, while cash in the reserve account was \$2,333,053. The Association had \$456,800 in income and \$571,161 in expenses, resulting in an excess of expenses of \$47,066. Accounts Receivable reflected \$1,459,648 owed to the Association, with delinquent assessments totaling \$1,338,816. Treasurer Wargo explained that the variances that were well over budget were primarily due to budgeting issues from the previous year. **Director Mattos motioned** to accept the Association's year-ending June 30, 2025, financials. The motion was **seconded by Director Sartain**. Discussion. The motion **passed unanimously, 6-0**.

3.2 July 31, 2025, Financial Review & Acceptance: **Director Wagener motioned** to table the month-ending July 31, 2025, financial acceptance to the September board meeting. The motion was **seconded by Director Mattos**. The motion **passed unanimously, 6-0**.

#### 4. Approval of Board Meeting Minutes Motion

4.1 Regular Board Meeting Minutes, July 22, 2025: **Director Mattos motioned** to approve the July 22, 2025, meeting minutes. The motion was **seconded by Director Faria**. The motion **passed unanimously, 6-0**.

4.2 Special Board Meeting Minutes, August 12, 2025: **Director Wagener motioned** to approve the August 12, 2025, meeting minutes. The motion was **seconded by Director Bluhm**. The motion **passed unanimously, 6-0**.

#### 5. Existing Business

5.1 Clubhouse and Fairway Café ADA projects: **The Board tabled discussion** of the Clubhouse & Fairway Café ADA projects, as they were planning a walk-around with Michael Bluhm on Friday to determine next steps. **Director Wagener motioned** to table, and it was **seconded by Director Bluhm**. The motion **passed unanimously, 6-0**.

#### 6. New Business

6.1 Golf Committee Liaison Appointment: **Director Wagener appointed** himself as the Golf Committee board liaison. **Director Watkins seconded** the appointment, and it **passed unanimously, 6-0**.

6.2 Committee Member Appointments: **Director Wagener motioned** to accept the members in good standing on the committee lists. **Director**

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**Faria seconded** the motion. Discussion. The **motion passed 5-1**, with Director Bluhm voting no.

Director Bluhm asked the Board to create a Roads Committee. The Board approved the creation of a Roads Committee, with a charter to be provided at the next meeting for review by the Board. The committee will focus on strategic project management for roads, ensuring adequate reserves and proper allocation of funds. It was noted that there are four people in the roads department, including the manager, with three workers exclusively dedicated to roads. **Director Mattos seconded** the motion. Discussion. The **motion passed unanimously, 6-0**.

6.3 Committee Chair Appointments Announcement: Each committee will select its chairperson.

## 7. Collections

7.1 Liens: The Board discussed a lien resolution for a property that was more than 60 days delinquent. Director Watkins requested to review the process before proceeding, due to changes from AB 130 that took effect after July 1. The Board agreed to have Director Watkins review the process and report back at the next board meeting.

## 8. Open Forum

During the open forum, nine members addressed the Board.

## 9. Next scheduled board meeting is Tuesday, September 23, 2025, @ 6 PM

## 10. Adjournment

The meeting was adjourned at 7:12 p.m.

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Signature:

*Sandra Watkins*

Sandra Watkins (Oct 1, 2025 17:18:28 PDT)

Sandra Watkins, Secretary

Date Signed: Oct 1, 2025







# 2025\_08\_26\_YLOA\_Board\_Meeting\_Minutes

Final Audit Report

2025-10-02

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