

Board Approved on: December 2, 2025

Yosemite Lakes Owners' Association

Board of Directors Meeting Minutes

Date: Tuesday, October 28, 2025

Time: 6:00 p.m.

Location: Clubhouse and Zoom

Board Members Present:

- Damon Wagener, President
- Doug Mattos, Vice President
- Jennifer Wargo, Treasurer
- Sandra Watkins, Secretary
- Don Davis, Director
- Cheryl Bluhm, Director
- Christine Sturkey, Director
- Tye Faria, Director

Board Members Absent:

- N/A

Management and/or Guests Present:

- Michele Colvin, Interim Executive Director, RealManage
- Beth Hatch, Community Association Manager, RealManage

1. Call to Order

The meeting was called to order at 6:02 p.m. by President Wagener, followed by the Pledge of Allegiance, the director roll call, and the establishment of a quorum.

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2. Pledge of Allegiance

3. President's Comments

President Wagener lets the membership know that the Madera County Voting Center will be held at the YLOA Clubhouse from November 1-4.

The Inspector of Elections (Pro Elections) has certified the results of the Recall Election held on October 2, 2025. The certified outcome is as follows:

Donald Davis – 633 votes (elected), Tye Faria – 464 votes (elected), Cheryl Bluhm – 455 votes (elected), Christine Sturkey – 445 votes (elected), Ken Sartain – 410 votes (not elected), Beate Olivas – 351 votes (not elected), Howard Cox – 97 votes (not elected), Bart Conner (write-in) – 2 votes (not elected), invalid/overnote – 8 ballots, no response – 6 ballots.

4. Treasurer Report – Jennifer Wargo

4.1 September 30, 2025, Financials & Acceptance – For the month ending September 20, 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 in the operating accounts totaled \$1,227,895 for the period ending September 30, 2025. An additional \$129,094 in cash is held in trust by our collection attorneys Fiore, Racobs & Powers. Cash in the reserve accounts totaled \$2,496,746 for the same period. Balance sheet cash is properly reconciled to bank accounts.

For the Revenue/Expense Statement: The Association recorded \$485,655 of income for the period ending September 30, 2025, and \$461,000 of expenses. The Association had an excess of income of \$24,655 for the period. All expense variances for the period were justified with a reasonable explanation and accounted for in the financial reports. A sample of checks and invoices were also reviewed for the month with comments returned to RealManage for adjustments.

Income

Equestrian Stall Rental income is \$3,015 – 16% over the \$2,600 budgeted for September (YTD is 20% over budget).

Expense – Account 5620-00

EQ Supplies are 18% (\$181) over budget QTD – expenses were high in July, low in August, and September.

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Regarding Accounts Receivable: The Association's balance sheet reflects \$1,562,219 in accounts receivable, owed to the Association. This total includes all delinquent balances owed to the Association, including assessments, fines, late fees, and administrative and collection legal costs. Of the total accounts receivable balance, delinquent assessments totaled \$1,443,762 greater than 60 days past due. Delinquent assessments are promptly pursued, in accordance with the Association's collection policy, state and federal law.

Despite the finance committee's efforts to get to the true cost of RealManage we ran into some roadblocks that have been escalated to Corporate Accounting. The good news is that some of that research is leading to some discussion about procedures and some credits back to the Association.

The treasurer of the Yosemite Lakes Owners' Association offers 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.

Director Mattos motioned to accept the September 30, 2025, financials as presented. The motion was seconded by Director Faria. Discussion. **MSC 7-0 (passed).**

5. Approval of Board Meeting Minutes Motion

5.1 Regular Board Meeting Minutes, September 23, 2025 – Director Wagener motions to approve the September 23, 2025, meeting minutes. The motion was seconded by Director Faria. Discussion. **MSC 7-0 (passed).**

6. Existing Business

6.1 Clubhouse and Fairway Café ADA Projects – Director Wagener shared that no plans or drawings have been done, and the Board will be moving in the direction of having drawings completed. **No action taken.**

6.2 Tennis Court Progress – Director Wagener shared that bids are being updated, and the Board will move forward as soon as possible. **No action taken.**

6.3 Pizza Kitchen Update – Director Wagener shared that Madera County canceled the scheduled inspection. The Board is waiting to hear back what the next step is to either repair or tear it down. **No action taken.**

7. New Business

7.1 Discussion and possible action: ECC Fine Schedule – Motion to approve the Enforcement and Fine Schedule for ECC violations, in compliance with California

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Civil Code §5850 and AB 130. Director Wagener motions to table the motion. The motion was seconded by Director Faria. Discussion. **MSC 7-0 (passed).**

7.2 Discussion and possible action: Committee Board Liaison nominations – Motion to nominate and approve Committee Board Liaisons. Director Wagener motioned for Don Davis to be the Engineering Committee Board Liaison. The motion was seconded by Director Bluhm. Discussion. **MSC 7-0 (passed).**

Director Wagener motioned for Cheryl Bluhm to be the Roads Committee Board Liaison. The motion was seconded by Director Mattos. Discussion. **MSC 7-0 (passed).**

Director Wagener motioned to add Sandra Watkins to the Governing Documents Committee and Christine Sturkey as the Governing Documents Board Liaison. The motion was seconded by Director Mattos. Discussion. **MSC 7-0 (passed).**

7.3 Discussion and possible action: Committee Appointments – Director Wagener motioned to approve committee appointments of members in good standing for the Roads Committee. The motion was seconded by Director Faria. Discussion. **MSC 7-0 (passed).**

7.4 Director Wagener & the Board ratified the emergency action approved via email on 10/21/2025, authorizing the emergency network rewiring & equipment estimate, in accordance with Civil Code §4910(b)(2) and Corporations Code §7211(b). The action was required to address an immediate network failure impacting essential Association operations. The motion was seconded by Director Bluhm. Discussion. **MSC 5-2 (passed with Directors Watkins & Sturkey abstaining from the vote).**

7.5 Discussion and possible action: To allow the volunteer organization to do clean-up and simple maintenance. Director Mattos motioned to allow any volunteer, with a signed liability form, to volunteer working with Roads & Maintenance Manager Alex Pierce on projects he has identified. The motion was seconded by Director Faria. Discussion. **MSC 7-0 (passed).**

7.6 Discussion and possible action: Communications committee digital bulletin board – Director Mattos motioned to approve a Yodeck digital bulletin board and a Hisense 32-inch TV with smart and a TV stand for a cost not to exceed \$650.00. The motion was seconded by Director Faria. Discussion. **MSC 6-1 (passed with Director Bluhm voting no).**

7.7 Discussion and possible action: Sunday football menu change – Director Faria motioned to approve Sunday football event at Clubhouse and weekly SNF

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raffle prizes not to exceed \$125 raffle prize budget per game. The motion was seconded by Director Bluhm. Discussion. **MSC 7-0 (passed).**

7.8 Discussion and possible action: Solar land lease agreement YSPUC – Motion to approve YLOA land lease and lease agreement with YSPUC. An agreement is required by PG&E for the proposed YSPUC solar project to move forward. Director Mattos motioned to table item 7.8. The motion to table was seconded by Director Watkins. Discussion. **MSC 7-0 (passed).**

7.9 Discussion and possible action: Officer appointment – Director Mattos motioned to appoint Christine Sturkey as Assistant Secretary. The motion was seconded by Director Davis. Discussion. **MSC 7-0 (passed).**

Director Wagener motioned to take a five-minute recess. **MSC 7-0 (passed).**

Meeting resumed at 7:52 p.m. by Director Wagener.

7.10 Discussion and possible action: Motion to move all but \$25k from Banc of California reserve fund to Mechanics Bank reserve fund. Director Bluhm motioned to transfer all but \$25k (to be transferred \$224,808.89) from Banc of California Reserve Fund to the existing Mechanics Bank reserve account for a better interest rate of return. The motion was seconded by Director Watkins. Discussion. **MSC 7-0 (passed).**

7.11 Discussion and possible action: The Treasurer recommends that the Finance Committee advise the current Board to revisit the audit question and decide to either rescind the motion or move forward now with an audit. Director Faria motioned to table agenda item 7.11. The motion to table was seconded by Director Bluhm. Discussion. **MSC 7-0 (passed).**

7.12 Discussion and possible action: Motion to increase the required quarantine time for incoming boarded horses, from 7 to 14 days.

7.13 Discussion and possible action: Motion for all guest horses must submit records to reflect current vaccinations before they enter the facility and/or arenas. Guest horses are defined as horses that do not reside at the YLPEC but would accompany a current boarder at the facility. The vaccination requirements will be the same requirement as boarded horses.

7.14 Discussion and possible action: Discussion and possible action: Motion to add the requirement that any boarded horse that has left the facility for more than 30 days must re-quarantine for a minimum of 14 days. Horses that have been gone less than a month will be evaluated on a case-by-case basis, dependent on a risk assessment by the barn veterinarian.

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7.15 Discussion and possible action: Motion to add the requirement that all incoming horses for boarding undergo a Coggins Test (a blood test) to screen for Equine Infectious Anemia and provide a negative result before initial boarding.

Director Mattos motioned to approve agenda items 7.12, 7.13, 7.14, and 7.15. The motions were seconded by Director Watkins. Discussion. **MSC 7-0 (passed).**

7.16 Discussion and possible action: To approve the draft Horse Boarding Policy for 28-day member review and comment pursuant to Civil Code §4360. Director Mattos motioned to approve the draft Horse Boarding Policy for a 28-day member review. Discussion. **MSC 7-0 (passed).**

7.17 Discussion and possible action: YSPUC – Director Mattos motioned: Whereas, Yosemite Lakes Park Owners Association is the sole shareholder of Yosemite Spring Park Utility Company, Whereas the parent company as the sole shareholder has full authority to elect and remove the subsidiary's board of directors at will, Therefore, in compliance with California Corporations Code Sections 303, 304, 305, and the Yosemite Spring Park Utility Company Bylaws Article 2 Sections 4 and 5, I move to remove the current Yosemite Spring Park Utility Company Board of Directors and call a Special Meeting of the shareholders of Yosemite Spring Park Utility Company on Friday, October 31, 2025, at 10:00 a.m. to be held at the Clubhouse and on Zoom, wherein the Officers of the new Board of Directors will be appointed. Seconded by Director Sturkey. The Yosemite Spring Park Utility Company Board of Directors will be replaced with the following: Ken Sartain, Judy Quinn, Doug Dorsey, Steve Brannon, and Rick Mang (all accepted). Removed Board members must return to Yosemite Spring Park Utility Company Board President or Secretary all communication (to and from) lawyers, bookkeepers, accountants, demand letters, monthly statements, CPUC, state water board, and contracts relating to Yosemite Spring Park Utility Company by Monday, November 3, 2025. Keys, phones, and all electronic devices must be returned to the Yosemite Spring Park Utility Company by 9:00 a.m. Wednesday, October 29, 2025. Director Sturkey asked Director Bluhm if she has keys, phones, or electronic devices belonging to Yosemite Spring Park Utility Company in your personal possession? No comment was made. The motion was seconded by Director Sturkey. Discussion. **MSC with Director Wagener voting no, Director Faria abstaining, Director Bluhm voting no, Director Mattos voting yes, Director Davis voting yes, Director Watkins voting yes, & Director Sturkey voting yes, passes 4-2-1 (4 yes votes, 2 no votes, 1 abstention).**

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8. OPEN FORUM: Ten YLOA members addressed the Board during open forum.

9. Collections-Liens

10. Executive Session Summary

The Board met at an Executive Session on October 2 & 23, regarding legal and personnel matters.

11. Next Meeting

The next Board of Directors meeting is scheduled for Tuesday, December 2, 2025, at 6 p.m.

12. Adjournment

The meeting was adjourned at 8:39 p.m. to executive session.

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Signature:

Sandra Watkins
Sandra Watkins (Dec 4, 2025 08:01:51 PST)

Sandra Watkins, Secretary

Date Signed: Dec 4, 2025

Official Election Results

Yosemite Lakes Owners' Association

2025 Board Election to Fill Recalled Seats

Election Date: October 2, 2025
Number of Ownership Units: 2,267
Number of Ballots Received: 732
Attempted Meeting Date(s): 09-30-2025
Quorum Achieved: Yes (reduced quorum)

Pro Elections' Scope	
Call for Candidates:	6/16/2025
Nomination Deadline:	7/17/2025
Pre-Ballot Notice:	7/29/2025
Ballot Package:	8/29/2025
Ballot Tally:	10/2/2025

BOARD ELECTION

Number of Seats Up for Election: 4 board seats

Result:

Donald Davis	633 votes - ELECTED
Tye Faria	464 votes - ELECTED
Cheryl Bluhm	455 votes - ELECTED
Christine Sturkey	445 votes - ELECTED
Ken Sartain	410 votes - not elected
Beate Olivas	351 votes - not elected
Howard Cox	97 votes - not elected
Bart Conner (write-in)	2 votes - not elected
Invalid/Overvote	8 ballots
No Response	6 ballots

I certify that the foregoing election results for the above scope of work are true and accurate and were derived in compliance with all applicable statutes and provisions of California law and Association governing documents.



By: *Abigail Padon*

CHIEF ELECTION INSPECTOR OF PRO ELECTIONS LLC
Independent Third-Party Inspector of Elections







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Final Audit Report

2025-12-04

Created:	2025-12-03
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-  Signer swatkins@yloa.org entered name at signing as Sandra Watkins
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