

Board Approved on: February 3, 2026

Yosemite Lakes Owners' Association
Board of Directors Meeting Minutes

Date: Tuesday, January 6, 2026

Time: 6:00 p.m.

Location: Clubhouse and via Zoom Virtual Meeting

Board Members Present:

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

Board Members Absent:

- N/A

Management and/or Guests Present:

- Skyler Jewell, Executive Director, RealManage Elevated Onsite
- Beth Hatch, Community Association Manager, RealManage Elevated Onsite

1. Call to Order & Roll Call

The meeting was called to order at 6:04 p.m. by President Wagener, and a quorum of Directors has been reached.

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2. Pledge of Allegiance

3. President's Comments – Damon Wagener

President Wagener extended New Year's greetings to the community, expressed hope that all had an enjoyable holiday season, and thanked the Board and members for their attendance.

4. Treasurer Report

4.1 November 30, 2025, Financials & Acceptance: For the month ending November 30, 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.

Balance Sheet: Cash in the operating accounts totaled \$1,066,671 for the period ending November 30, 2025. An additional \$183,588 in cash is held in trust by our collection attorney's Fiore, Racobs & Powers. Cash in the reserve accounts totaled \$2,583,102 for the same period. Balance sheet cash is properly reconciled to bank accounts.

Revenue/Expense Statement: The Association recorded \$488,040 of income for the period ending November 30, 2025, and \$424,582 of expenses. The Association had an excess of income of \$63,459 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.

Accounts Receivable: The Association's balance sheet reflects \$1,631,106 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 \$1,525,834 greater than 60 days past due. Delinquent assessments are promptly pursued, in accordance with the Association's collection policy, state, and federal law.

The treasurer of the Yosemite Lakes Owners' Association offers the report to the board and members present at the board's regular board meeting and recommends acceptance of these financials into the Association's corporate records.

Director Faria moved to accept the treasurer's report. The motion was seconded by Director Mattos. MSC 6-1 – passed (Director Bluhm voted no).

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5. Approval of Board Meeting Minutes Motion

5.1 Regular Board Meeting Minutes, December 2, 2025: **Director Wagener motioned to approve, and was seconded by Director Mattos. Discussion. MSC 6-1 – passed (Director Bluhm voted no).**

5.2 Special Board Meeting Minutes, December 9, 2025: **Director Wagener motioned to approve, and was seconded by Director Faria. Discussion MSC 6-1 – passed (Director Bluhm voted no).**

6. Existing Business

6.1 Clubhouse and Fairway Café ADA Projects Progress: A contractor and engineer walked the property with Construction Services. An RFP has been created and sent out for bids. **No action taken at this time.**

6.2 Tennis Court Progress: A permit will need to be obtained for the project, and Construction Services is currently working on that. **No action taken at this time.**

6.3 Pizza Kitchen Progress: **No action taken at this time.**

6.4 Discussion and possible action: Consideration of adopting the revised Equestrian Rules. **Director Mattos motioned to ratify the 28-day review regarding the revised Equestrian Rules. Director Wagener seconded the motion. Discussion. MSC 7-0 (passed).**

6.5 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 Wagener stated he spoke with the Association attorney, and he did not recommend an audit. **Director Mattos motioned to rescind the original motion to move forward with the audit due to cost, and the attorney did not recommend moving forward with an audit. Director Wagener seconded the motion. Discussion. MSC 6-1, passed (Director Bluhm voted no).**

7. New Business

7.1 Discussion and possible action: Director Bluhm recommends the Board approve the distribution of the revised Yosemite Lakes Owners' Association Short-Term Regulations to the membership for 28-day review and comment period. **No action taken as the agenda item was withdrawn.**

7.2 Discussion and possible action: Yosemite Lakes Park Utility Company (YSPUC) requests the Board approve the distribution of Yosemite Lakes Owners' Association Pipeline Repair Project Reserve Funds to YSPUC in the amount of \$165,000 to assist with YSPUC infrastructure expenses. **No action taken as the agenda item was withdrawn.**

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7.3 Discussion and possible action: Acknowledge receipt and acceptance of the Financial Review for Fiscal Year ending June 30, 2024. **Director Wagener motioned to acknowledge receipt and acceptance of the Financial Review for the Fiscal Year ending June 30, 2024. Director Sturkey seconded the motion. Discussion. MSC 6-1, passed (Director Bluhm voted no).**

7.4 Discussion and possible action: Management recommends the Board approve the distribution of the revised Election Rules, adding the option for electronic balloting, to the membership for 28-day review and comment period. **Director Wagener motioned to table agenda item 7.4. Seconded by Director Watkins. Discussion. MSC 7-0, passed unanimously.**

7.5 Discussion and possible action: Consideration of nomination, appointment, and voting for changing of Board Officers. Director Bluhm motioned to appoint Director Sturkey as the Board President. The nomination was not accepted, but Director Sturkey asked for time to consider. **Director Bluhm motioned to table the motion. Seconded by Director Watkins. Discussion. MSC 5-2, passed (Director Mattos & Director Faria abstained).**

8. OPEN FORUM

Twelve members addressed the Board during Open Forum.

9. Collections

9.1 Liens - Whereas the 97 accounts below remain delinquent in accordance with the collection policy. Therefore, be it resolved that the Board of Directors authorize A.S.A.P. Collection Services to continue in the collection activities, including but not limited to recording an assessment lien and/or any successive lien(s) periodically for the purpose of securing the debt for the current face value figures. R1121246L0860801, R1154981L0859920, R1201635L0859658, R1201968L0859891, R1066227L0860892, R1066026L0860682, R1066046L0860702, R1066127L0860789, R1066221L0860886, R1066238L0860904, R1066369L0861045, R1065821L0860465, R1066361L0861037, R1064850L0859456, R1066549L0861240, R1202754L0859507, R1064570L0859448, R1064702L0859302, R1064903L0859511, R1065098L0859717, R1065279L0859905, R1065385L0860015, R1065438L0860070, R1065622L0860259, R1065876L0860522, R1065990L0860643, R1066187L0860851, R1066333L0861007, R1066336L0861010, R1066400L0861291, R1066531L0861222, R1066400L0861083, R1066469L0861157, R1065352L0859982, R1064804L0859407, R1064906L0859514, R1065097L0859716, R1065162L0859782, R1065287L0859914, R1065521L0860156, R1065814L0860458,

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R1066015L0860670, R1066244L0860910, R1066351L0861026,
R1210218L0860689, R1175312L0860415, R1122753L0861193,
R1065102L0859721, R1065459L0860091, R1066389L0861071,
R1065929L0860578, R1065005L0859616, R1065139L0859759,
R1065175L0859795, R1065801L0860445, R1065950L0860600,
R1133183L0861171, R1168004L0859322, R1072574L0860909,
R1090094L0860214, R1097441L0859843, R1117390L0860487,
R1154986L0860858, R1202019L0860748, R1214182L0861279,
R1214539L0859309, R1065648L0860286, R1066300L0860972,
R1066477L0861165, R1065948L0860598, R1066020L0860676,
R1066053L0860709, R1066108L0860767, R1066246L0860912,
R1066291L0860963, R1066325L0860999, R1064526L0859118,
R1065712L0860352, R1064900L0859508, R1065055L0859671,
R1065066L0859682, R1064569L0859162, R1065117L0859736,
R1065444L0860076, R1065154L0859774, R1065431L0860062,
R1065495L0860129, R1065574L0860209, R1065628L0860265,
R1065717L0860357, R1065735L0860375, R1065764L0860405,
R1154981L0859920, R1201635L0859658, R1201968L0859891,
R1066227L0860892, R1064814L0859418

9.2 Report on the Executive Session held December 2, 2025, during which the Board approved judicial foreclosure actions for the following APNs: 093-570-024, 093-400-015, 093-510-009, 093-060-004. The Board ratified executive session action denying a delinquent account payment plan request, MSC 7-0.

10. Executive Session

The Board met at an Executive Session on December 2 & December 9, 2025, regarding collections, legal & personnel matters, including approval of the Pro Elections Contract for the next Annual Election.

11. Next scheduled board meeting is Tuesday, January 13, 2026, at 6:00 p.m.

12. Adjournment

The meeting was adjourned at 7:23 p.m.

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Signature:

C. Tye Faria

C. Tye Faria (Feb 5, 2026 13:29:22 PST)

Tye Faria, Secretary

Date Signed: Feb 5, 2026

2026_01_06_YLOA_Regular_Board_Meeting_Minutes FINAL

Final Audit Report


2026-02-05

Created:	2026-02-05
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Status:	Signed
Transaction ID:	CBJCHBCAABAASPB9ktq46H_CpUULiKSViqF7iL_k5pSw


"2026_01_06_YLOA_Regular_Board_Meeting_Minutes FINAL" History

 Document created by Beth Hatch (beth.hatch@realmanage.com)

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 Document emailed to tfaria@yloa.org for signature


2026-02-05 - 9:28:38 PM GMT

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