

Board Approved on: February 3, 2026

**Yosemite Lakes Owners' Association**  
30250 Yosemite Springs Parkway, Coarsegold, CA, 93614

## **SPECIAL OPEN SESSION BOARD MEETING MINUTES**

**Meeting Date/Time:** Tuesday, January 13, 2026, at 6:00 p.m.

**Location:** Clubhouse and Zoom Virtual Meeting

**1. CALL TO ORDER at 6:05 p.m. by President Wagener.**

**2. ESTABLISHMENT OF QUORUM – DIRECTOR ROLL CALL**

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

Additional Attendees: Skyler Jewell, Executive Director; Jim Wood, Construction Services (by Zoom and left meeting at 7:12 p.m.)

A quorum of Directors has been reached (Director Davis is absent).

**3. PLEDGE OF ALLEGIANCE**

**4. PRESIDENT'S COMMENTS & EXECUTIVE SESSION DISCLOSURE**

The Board met in Executive Session on January 6, 2026, regarding collection and personnel matters, including consideration of Meet & Confer results.

**5. EXISTING BUSINESS – Action May Be Taken**

**5.1 Tennis Courts and ADA Project Updates**

Presentation of progress by RealManage Construction Services representative Jim Wood, and possible action pertaining to the scope of work and next steps. Mr. Wood discussed the Tennis Court and ADA projects. He reviewed the project options with the Board. Mr. Wood is licensed as a General Contractor in California. **No further action was taken.**

**5.2 Bank Account Closures**

Update regarding previously approved closure of Mechanic's Bank accounts. Historical documents are in the process of being gathered. The accounts are in the process of being closed and will be done by the end of the month, and reflected on the January financials.

**5.3 Board Officer Change**

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Nomination, voting, and appointment for changing officers. **Director Bluhm nominated Director Sturkey for Board President. The nomination was not accepted by Director Sturkey. The motion does not pass by lack of a second.**

5.4 Patrol Vehicle Purchase

Update on progress of the patrol vehicle inspection and outfitting prior to purchase. **The vehicle is on site and passed the inspection.**

5.5 Weed Abatement by Grazing (Postponed from January 6, 2026 Board Meeting)

Consideration of approving the use of goats and sheep grazing to assist with weed abatement in common areas with contracts to be reviewed and approved at a future meeting. **Director Wagener motioned to permit approving the use of goats and sheep grazing with weed abatement in common areas with contracts to be reviewed and approved at a future meeting. The motion was seconded by Director Sturkey. Discussion. MSC 6-0, passed unanimously.**

5.6 Election Rules Revision (Postponed from January 6, 2026, Board Meeting)

Consideration of approval to distribute the revised Election Rules, adding the option for electronic balloting, to the membership for 28-day review and comment period. **Director Wagener motioned to postpone consideration to distribute to the February meeting. The motion was seconded by Director Faria. Discussion. MSC 5-0-1, passed (Director Bluhm abstained).**

Director Bluhm requested that the Board have a strategic plan meeting to prioritize projects.

6. **NEW BUSINESS** – Action may be taken

6.1 Appointment of Environmental Control Committee Membership

Consideration of appointing Don Davis to the Environmental Control Committee. **Director Wagener motioned to appoint Don Davis to the Environmental Control Committee (Don Davis accepted the appointment via email). Director Watkins seconded the motion. Discussion. MSC 5-1, passed (Director Bluhm voted no).**

6.2 2026 Annual Meeting and Board Election Date

Select date for the 2026 Yosemite Lakes Owners Association Annual Meeting and Board Election. The Election Committee recommended July 9 and July 11 (if quorum is not met). **Director Watkins motioned to accept the Election Committee recommendation of July 9 at Noon and July 11 at Noon. Seconded by Director Mattos. Discussion. MSC 5-1, passed (Director Bluhm voted no).**

6.3 Censure for Code of Conduct Violations

Ratify Director censure for YLOA Code of Conduct and Ethics Policy violations. The Executive Director read the Censure Resolution. Director Bluhm made a statement rebutting the Censure. **See Exhibit A attached.**

6.4 Restaurant Subsidy Survey

Board Approved on: [ENTER DATE]

Consideration of authorization and distribution of a survey to homeowners regarding the Association’s financial subsidy of the Blue Heron Restaurant, Yosemite Grill, and the Fairway Café operations. **Director Bluhm motioned to authorize and distribute a survey to homeowners regarding the Association’s financial subsidy of the Blue Heron Restaurant, Yosemite Grill, and the Fairway Café operations. No second. Director Watkins motioned to table the motion, and Director Sturkey seconded it. Discussion. MSC 4-2, passed (Director Faria and Director Mattos voted no).**

**7. OPEN FORUM**

Fourteen members addressed the Board of Directors.

**8. MEETING SCHEDULE**

The next Board of Directors meeting is scheduled for Tuesday, February 10, 2026, at 6:00 p.m.

Yosemite Springs Park Utility Company (YSPUC) will hold the requested meeting of shareholders on Saturday, February 28, 2026, at 3:00 pm at the YSPUC Building.

**9. ADJOURNMENT**

The meeting adjourned at 8:30 p.m. The Board will go into an Executive Session to discuss matters permitted under Civil Code §4935, including member discipline, legal issues, personnel, and contracts.

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Signature:

*c. Tye Faria*  
c. Tye Faria (Feb 5, 2026 14:08:54 PST)

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Tye Faria, Secretary

Date Signed: Feb 5, 2026



**EXHIBIT A**  
**Censure for Code of**  
**Conduct Violations**

Yosemite Lakes Owners' Association  
30250 Yosemite Springs Parkway  
Coarsegold, California 93614  
T: (559) 517-3499

**RESOLUTION IMPOSING CENSURE FOR ETHICS POLICY VIOLATIONS**

**WHEREAS**, it is the Yosemite Lakes Owners Association Board of Director's responsibility to act in the Association's best interests at all times and in accordance with our Code of Conduct and Ethics Policy; and

**WHEREAS**, Director Cheryl Bluhm violated the Ethics Policy and acted against the Association's best interests as follows: (i) she initiated an unauthorized personal investigation she said could bankrupt the Association, (ii) she ignored legal counsel's admonition that she was in breach of her fiduciary duties, (iii) she ignored legal counsel's direction to cease her harmful activities, (iv) she posted derogatory and unprofessional comments and statements on social media sites, and (v) she posted misinformation about IRS fines, when she knew they were not fines.

**THEREFORE**, per paragraph C.2 of the Code of Conduct and Ethics Policy, the Board of Directors is immediately imposing the following on Director Cheryl Bluhm: (a) a censure of strong disapproval of her activities, and (b) her removal from all committees.

The Resolution Imposing Censure for Ethics Policy Violations is adopted and made part of the minutes of the meeting of the Board of Directors held on December 23, 2025.

**ACKNOWLEDGED BY:**

  
Damon Wagener (Dec 23, 2025 18:30:05 PST)

Dec 23, 2025

Damon Wagener, Board President







# 2026\_01\_13\_Special\_Board\_Meeting\_Minutes\_FINALv2

Final Audit Report

2026-02-05

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