

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

**OPEN SESSION BOARD MEETING
MINUTES**

Meeting Date/Time: Tuesday, February 3, 2026, at 6:00 p.m.

Location: Clubhouse and Zoom Virtual Meeting

Meeting Type: Open Session

1. CALL TO ORDER

The meeting was called to order by President Wagener at 6:00 p.m.

2. ESTABLISHMENT OF QUORUM – DIRECTOR ROLL CALL

Director's Present:

Damon Wagener, President
Doug Mattos, Vice President
Don Davis, Director
Tye Faria, Director
Cheryl Bluhm, Director

Treasurer Absent:

Jennifer Wargo

A quorum of the Board was confirmed.

Management Present: Skyler Jewell, Executive Director; Beth Hatch, CAM

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Director Mattos.

4. PRESIDENT'S COMMENTS & EXECUTIVE SESSION DISCLOSURE

The President provided opening remarks and disclosed the following:

- Two directors resigned from the Board. The Board accepted the resignations of Sandra Watkins and Christine Sturkey.
- Community events and operational updates were acknowledged, including the Super Bowl event at the Grill, the Ladies of the Lakes Chili Cookoff, and the installation of the additional Yodeck device (community calendar & events stream) at the Fairway Café.
- The Board met in Executive Session on January 18, 2026, regarding contracts, and on January 23, 2026, to address personnel and legal matters.

5. TREASURERS' REPORT

For the month ending December 31, 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 \$999,100 for the period ending December

31, 2025. An additional \$211,591 in cash is held in trust by our collection attorneys Fiore, Racobs & Powers. Cash in the reserve accounts totaled \$2,638,078 for the same period. Balance sheet cash is properly reconciled to bank accounts.

Revenue/Expense Statement: The Association recorded \$457,466 of income for the period ending December 31, 2025, and \$396,470 of expenses. The Association had an excess of income of \$60,996 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 \$1,669,068 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 \$1,456,698 greater than 60 days past due. Delinquent assessments are promptly pursued, in accordance with the Association's collection policy, state and federal law.

6. COMMITTEE REPORTS

- Restaurant Committee Report (see attached)
- Engineering Committee Report (see attached)
- Trails & Rec Committee Report (see attached)

7. OPERATIONS REPORTS

Management provided operational updates including Golf Department report (referenced in Board Packet) and Courtesy Patrol activity summary (referenced in Board Packet).

8. MINUTES APPROVAL

8.1 Minutes – January 6, 2026 Board Meeting

Director Faria moved to approve the minutes. Seconded by Director Davis. Discussion. MSC, 4-1 (Director Bluhm opposed), motion carried.

8.2 Minutes – January 13, 2026 Special Board Meeting: Director Faria moved to approve the minutes. Seconded by Director Mattos. Discussion. MSC, 4-1 (Director Bluhm opposed), motion carried.

9. EXISTING BUSINESS

9.1 Board Officer Change

Nomination, voting, and appointment for changing officers.

Director Wagener nominated Director Faria as Board Secretary. Director Faria accepted. MSC, 4-0-1 (Director Faria abstained), motion carried.

9.2 Election Rules Revision (Postponed from January 13, 2026 Special 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 Mattos moved to approve the distribution of the proposed revised Election Rules for 28-day member review incorporating recommendations from the Election Committee. Seconded by Director Faria. Discussion. MSC, 4-0-1 (Director Bluhm abstained), motion carried.

9.3 Bank Account Closures

Review and discuss progress on the Bank Account Closures, the collection of requested documentation, and consider actions relating to this matter.

The Board discussed preservation of historical transaction data. Direction was provided to capture relevant records. No action was taken.

Director Bluhm recused herself from agenda items 9.4 through 9.7 and made the following statement:

“Due to a potential conflict of interest regarding ADA compliance stemming from my husband’s professional expertise as a CASp and our previous involvement in offering ADA help to this association, I am formally recusing myself from all future discussions, deliberations, and votes on this subject to ensure the integrity of the Board’s decision-making process.”

Director Bluhm exited the meeting at 6:43 pm.

9.4 Project Update – Pizza Kitchen Permitting

Review and discuss progress of permitting and reopening the pizza kitchen, and consideration of actions related to this matter.

Director Faria provided a project status update. No action was taken.

9.5 Project Update – Tennis Court Repairs

Review and discuss progress of tennis court repairs, and consider actions related to this matter.

Director Faria provided a project update including vendor outreach and proposal requests. No action was taken.

9.6 Project Update – ADA Compliance

Review and discuss progress on the ADA compliance inspection and projects, and consider actions related to this matter.

Director Faria provided a project update regarding CASp inspections, reporting, and proposal requests. No action was taken.

9.7 Project Update – Recreation Center Repairs and Enhancements

Review and discuss progress on repairs and cleanup of the Recreation Center, future plans and repairs, and consider actions related to this matter.

Board Approved on: March 3, 2026

Director Wagener provided a project update regarding playground equipment repairs and swing set replacement. No action was taken.

Director Bluhm re-entered the meeting at 7:06 p.m.

9.8 Project Update – Weed Abatement by Grazing

Review and discuss progress on the weed abatement by grazing project, and consider actions related to this matter.

No update provided. No action was taken.

10. NEW BUSINESS

10.1 Expenditure Request – Ladies of the Lakes Community Easter Egg Hunt Donation

Consider supporting the Ladies of the Lakes Community Easter Egg Hunt with a donation of \$650.00.

Director Mattos moved to approve a \$650 donation. Seconded by Director Wagener. Discussion. MSC, 5-0, motion carried unanimously.

10.2 IT Services Provider Agreement

Consider renewal or change to current IT Service Provider agreement.

Director Mattos moved to ratify approval of the IT Services Provider Agreement previously approved in Executive Session. Seconded by Director Wagener. Discussion. MSC, 4-1 (Director Bluhm opposed), motion carried.

Director Bluhm requested that the record reflect her position that the procurement policy was not followed.

10.3 By-Laws Revision

Review and consider recommended changes from the Governing Documents Committee for the draft proposed bylaws and the next steps toward adoption by the membership.

Director Wagener moved to table the Bylaws Revision. Seconded by Director Faria. Discussion. MSC, 5-0, motion carried unanimously.

11. OPEN FORUM

Members were provided the opportunity to address the Board. Topics included recreational field usage, road conditions, financial review availability, community safety concerns, and operational matters. Twelve members addressed the Board. No Board action was taken.

Director Wagener opened the floor to member comments.

12. COLLECTIONS

12.1 Liens

Board Approved on: March 3, 2026

Director Faria moved to approve 18 liens. Whereas, the 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 and Fiore Racobs & Powers to continue 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. Seconded by Director Mattos. MSC, 4-1 (Director Bluhm opposed), motion carried.

R1065500L0860134, R1065469L0860103, R1065888L0860534, R1066106L0860765, R1065338L0859968, R1064934L0859544, R1064972L0859582, R1065050L0859666, R1065070L0859686, R1064563L0859156, R1064645L0859243, R1066595L0861293, R1196126L0859649, R1158649L0860785, R1065783L0860425, R1064661L0859259, R1065257L0859882, and R1066046L0860702.

13. UPCOMING MEETINGS & EVENTS

The next Board of Directors meeting is scheduled for Tuesday, March 3, 2026, at 6:00 pm.

A Town Hall will be held on Monday, February 23, 2026, at 6:00 pm at the Clubhouse. The subject is "Understanding Our Community's Financial Future" and will include a presentation on the Management Services Cost Analysis performed by the Finance Committee.

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

The Ladies of the Lakes will be sponsoring a Chili Cook Off on March 14, 2026 from 11:00 am to 3:00 pm at the Clubhouse. Proceeds will go towards the Ladies of the Lakes Scholarship Fund.

14. ADJOURNMENT

Board President Wagener adjourned the meeting at 8:12 p.m.

Board Approved on: March 3, 2026

Signature:

C. Tye Faria

C. Tye Faria (Mar 30, 2026 20:17:26 PDT)

Tye Faria, Secretary

Date Signed: 03/30/2026

2026_02_03_Regular_Board_Meeting_Minutes_FINAL

Final Audit Report


2026-03-31


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