

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

OPEN SESSION BOARD MEETING MINUTES

Meeting Date/Time: Tuesday, March 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 6:03 p.m.

2. ESTABLISHMENT OF QUORUM – DIRECTOR ROLL CALL

Director's Present:

Damon Wagener, President

Doug Mattos, Vice President

Tye Faria, Secretary

Jennifer Wargo, Treasurer (appointed as Director during meeting)

Don Davis, Director

Cheryl Bluhm, Director

Sandy Eigenman, Director (appointed as Director during meeting)

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:

- Comments on the busy nature of the Board's obligations, mentioning closing out the old 401(k) accounts, Association parcel cleanup with Madera County, and other ongoing tasks.
- The Board met in Executive Session on February 3, 2026 and February 13, 2026 to address contracts, legal matters, collections, and personnel matters.
- The Board met in Executive Session on February 3, 2026, regarding collections. The Board authorized the enforcement of judgment, judicial, and non-judicial foreclosure actions for the following APNs: 092-320-030-000, 092-350-004-000, 092-200-009-000, 093-520-008, 093-080-018-000, 093-400-001-000, 093-570-003, 093-170-006-000, 093-460-005-000, 092-150-019-000, 093-150-021-000, 093-250-017, 092-070-006, 093-160-016-000, 092-330-033, 092-240-019, 093-060-012, 093-100-016.

5. TREASURERS' REPORT

Jennifer Wargo presented the financial statement for January 31, 2026, including balance sheets and income and expense statements.

- The Association recorded \$507,388 in income and \$401,709 in expenses, resulting in an excess of \$105,680.
- Treasurer Wargo highlights the accounts receivable balance of \$1,651,674, with delinquent assessments totaling \$1,583,452.

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- Collection efforts yielded net cash of \$348,839, with receivables totaling \$1,827,687 at the end of January 2026.
- The budget to actual year-to-date results show a net surplus of \$380,561, with projected cash balances indicating acceptable liquidity.

Director Faria moved to accept the Treasurer’s Report. Second by Director Wagener. Discussion included Treasurer Wargo confirming the Association reserves are currently \$2,688,758. Vote, 4-0-1 (Director Bluhm opposed), motion carried.

5.1 IRS 2022 ACA Communication

Treasurer Wargo reported the IRS has confirmed no fines were levied against the Association for the 2022 ACA Forms. The IRS information return closing letter was read, stating the Association’s information resolved their inquiry.

6. COMMITTEE REPORTS

- Disaster, Fire, & Safety Committee: Committee Chairperson, Rose Mackey, reported on the committee’s anti-scam presentation by Madera County District Attorney Sally Marino.
- Engineering Committee: Committee member, Rose Mackey, provided an update on the committee, including committee task force to perform road inspections for improvements and needed repairs and maintenance.
- Communications Committee: Committee Chairperson, Rose Mackey, reported the Committee is working on improving communication with homeowners, including updates to the welcome guide and Yo-deck screens. Upcoming events, including an open house at the fire station and the first annual Fire Wise meeting.
- Governing Documents Committee: Committee Chairperson, Rebecca Brannon, reported on the committee’s review of the bylaws and CC&Rs, and their work on charters for committees.

7. OPERATIONS REPORTS

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

Director Wagener motioned to accept the operations reports. Second by Director Mattos. Discussion. Vote, 5-0, motion carried.

8. MINUTES APPROVAL

8.1 Minutes – February 3, 2026 Board Meeting

Director Wagener moved to approve the February 3, 2026 minutes as presented. Second by Director Mattos. Discussion. Vote, 4-1 (Director Bluhm opposed), motion carried.

8.2 Minutes Revision – September 23, 2025 Board Meeting

Director Mattos moved to amend the September 23, 2025 minutes as presented. Second by Director Faria. Discussion. Vote, 5-0, motion carried.

Director Wagener motions to amend the agenda and move 9.2 to 9.1 and 9.1 to 9.2. Second by Director Mattos. Discussion. Vote, 5-0, motion carried.

9. APPOINTMENT OF DIRECTORS

9.1 Appointment of Director to complete vacated term ending July 2027.

Director Wagener motioned to appoint Tye Faria to the vacated seat, term ending July 2027. Tye Faria accepted. Second by Director Mattos. Discussion. Vote, 4-0-1 (Director Faria abstained), motion carried.

9.2 Appointment of two (2) Directors to fill vacant seats.

Director Wagener motioned to appoint Jennifer Wargo to fill one of the vacant board seats. Nomination accepted by Jennifer Wargo. Second by Director Faria. Discussion. Vote, 4-1 (Director Bluhm opposed), motion carried.

Director Wagener motioned to nominate Sandy Eigenman to fill the second vacant board seat. Nomination accepted by Sandy Eigenman. Second by Director Mattos. Discussion. Vote, 5-1 (Director Bluhm opposed), motion carried.

Director Eigenman joined the Board at the table.

10. EXISTING BUSINESS

10.1 Bank Account Closures

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

Director Wagener motioned to close the accounts at Mechanics Bank. Second by Director Wargo. Discussion. Vote, 6-1 (Director Bluhm opposed), motion carried.

Director Bluhm recused herself exited the meeting at 6:46 pm.

10.2 Project Update – Pizza Kitchen Permitting

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

Plans have been drawn up and will be submitted to get the permit and wait for comments back. No action was taken.

10.3 Project Update – Tennis Court Repairs

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

Director Faria reached out to all vendors we had previously contacted and requested quotes for a partial rehab of the courts (cracks and painting). No action was taken.

10.4 Project Update – ADA Compliance

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

Director Faria sent out over 100 RFP requests to ADA-compliant companies for the CASp inspection. Sixteen (16) estimates were received and held an executive session to go over them. The Board narrowed it down to two different vendors. Contracts for both vendors were received and plan to finalize a contract in executive session today or next month. No action was taken.

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10.5 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.

A playground inspection was done in Fall 2025. We are working with the manufacturer of the playset to replace playset pieces that need to be replaced/repared. A quote is being obtained for a new swing-set. Cleaning up some tree branches and adding more bark to the ground, along with replacing one of the park benches. No action was taken.

Director Bluhm re-entered the meeting at 7:00 p.m.

10.6 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.

The Board directed the Governing Document Committee to prepare the Table of Contents for inclusion.

Director Faria motion to accept the change to Section 7.6 of the draft Bylaws recommended by the Governing Document Committee with the addition of copying management on Board candidate submissions. Second by Director Wargo. Discussion. Vote, 7-0, motion carried.

Director Eigenman motioned to accept the change to the header for Section 3.12 as recommended by the Governing Document Committee. Second by Director Faria. Discussion. Vote, 7-0, motion carried.

Director Eigenman motioned to amend Section 12.7 of the draft Bylaws to include the requirement for an annual audit in lieu of a financial review. Second by Director Wargo. Vote, 7-0, motion carried.

Director Eigenman motioned to accept the change to Section 14.5 of the draft Bylaws to allow the Board of Directors to set the fiscal year. Second by Director Wargo. Vote, 7-0, motion carried unanimously.

Director Eigenman motioned to amend Section 12.9 striking the last sentence. Second by Director Faria. Vote, 6-1 (Director Bluhm opposed), motion carried.

The Board directed Management to submit the requested changes to legal counsel for review, and directed the Governing Document Committee to prepare a presentation regarding the material changes to the Bylaws for presentation to the Membership at multiple Town Halls.

11. NEW BUSINESS

11.1 YSPUC Assessment Charges

Consider request to cease or restrict assessments charged to Yosemite Spring Park Utility Company.

Director Bluhm moved that the Board of Directors of the Yosemite Lakes Owners' Association immediately cease charging any homeowner association assessments, fees, or similar charges to the Yosemite Springs Public Utility Company (YSPUC), or in the alternative, require that any such assessments collection from YSPUC be segregated and used exclusively for the repair, maintenance, improvement, and replacement of water system infrastructure. Second by Director Wargo. Discussion.

Vote, 0-4-3 (Directors Wagener, Mattos, Eigenman, & Faria voted no, Directors Wargo, Bluhm, & Davis abstained), motion failed.

Director Mattos would like to inform the new YSPUC board of this motion before moving forward.

Executive Director Jewell mentioned that to make this change, our DORs would first need to be updated as they currently list all members who must pay assessments which includes any business owning a parcel within the community. In the revision, YSPUC could be given a different membership status eliminating the requirement for them to pay assessments.

11.2 Fine Policy

Consider approval of the Fine Policy with associated amounts for health and safety violations for distribution to membership for 28-day review and comment period.

Director Faria motioned to table the Fine Policy. Second by Director Mattos. Discussion. Vote, 6-0-1 (Director Wagener abstained), motion carried.

11.3 Election Cut-Off Date for Voting

Consider setting May 31st, 2026 as the Record Date for voting in the 2026 Board Election.

Director Mattos moved to approve May 31, 2026 as the Record Date for voting in the 2026 Board Election. Second by Director Faria. Discussion. Vote, 7-0, motion carried.

11.4 Appointing Engineering Committee Members

Review and consider appointment of new Engineering Committee members.

Director Davis moved to appoint Judy Quinn, Corey Johnson, Brian Murphy, Ken Sartain, and Larry Mackey to the Engineering Committee. Second by Director Faria. Discussion. Vote, 6/1 (Director Bluhm opposed), motion carried.

11.5 Reserve Loan Payoff

Consider and decide on timeline for the final balloon payment of the borrowed Reserve Funds.

Director Wargo motioned to pay the final balloon payment during March in the amount of \$110,313,68 to complete the repayment of borrowed Reserve Funds. Second by Director Mattos. Discussion. Vote, 7-0, motion carried.

11.6 Committee Charters

Review and consider adopting revised committee charters.

- Election Committee Charter
- Governing Documents Committee Charter
- Engineering Committee Charter

Director Faria motioned to adopt the committee charters for the Election, Governing Documents, and Engineering Committees. Second by Director Wargo. Discussion.

Director Eigenman offered a friendly amendment to strike the parentheses after “member in good standing” on all three committee charters. The friendly amendment was accepted.

Director Bluhm offered a friendly amendment to address each charter separately. The friendly amendment was accepted.

Director Faria motioned to adopt the Election Committee Charter with the amendment to strike the parentheses after “member in good standing.” Second by Director Wargo. Discussion. Vote, 5-1-1 (Director Bluhm opposed & Director Faria abstained), motion carried.

Director Faria motioned to adopt the Governing Documents Committee Charter with the amendment to strike the parentheses after “member in good standing.” Second by Eigenman. Discussion. Vote, 7-0, motion carried.

Director Faria motioned to adopt the Engineering Committee Charter with the amendment to strike the parentheses after “member in good standing.” Seconded by Director Mattos. Discussion.

Director Bluhm offered a friendly amendment to update verbiage to charter under the section titled “Authority” and replace “General Manager” with “Management.” The friendly amendment was accepted.

Director Faria motioned to adopt the Engineering Committee Charter with the amendment to strike the parentheses after “member in good standing,” and to replace “General Manager” with “Management” under the section titled “Authority.” Second by Director Mattos. Discussion. Vote, 6-0-1 (Director Bluhm abstained), motion carried.

12. 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. The following topics were addressed:

- YLOA receivables from YSPUC
- Operational costs of the restaurant
- YLP Cares organization and assisting community members in need.
- PPP Loan and employee retention credits.
- Board appointments and meeting documentation timelines.

13. COLLECTIONS

13.1 Liens

Director Faria moved to approve 14 liens (listed below). Second by Director Mattos. MSC, 6-1 (Director Bluhm opposed), motion carried.

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.

R1066454L081142, R1233055L0859773, R1064821L0859837, R1065213L0859836, R1065831L0860476, R1066350L0861025, R1183411L0860620, R1199560L0859500, R1242947L0860003, R1066476L0861164, R1066571L0861265, R1214540L0859654, R1242405L0860548, and R1066005L0860660.

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14. UPCOMING MEETINGS & EVENTS

The next Board of Directors meeting is scheduled for Tuesday, April 7, 2026, at 6:00 pm.

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.

15. ADJOURNMENT

Board President Wagener adjourned the meeting at 8:34 p.m.

Board Approved on: April 7, 2026

Signature:

C. Tye Faria

C: Tye Faria (Apr 8, 2026 13:00:07 PDT)

Tye Faria, Secretary

Date Signed: 04/08/2026


2026_03_03_Regular_Board_Meeting_Minutes_FINAL

Final Audit Report

2026-04-08

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