

**No audio or video recording allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting, but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.*

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

**OPEN SESSION BOARD MEETING
AGENDA**

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

Location: Clubhouse and Zoom Virtual Meeting (Link: <https://zoom.us/j/99199787980>)

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM – DIRECTOR ROLL CALL

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

Additional Attendees: Skyler Jewell, Executive Director; Beth Hatch, CAM

3. PLEDGE OF ALLEGIANCE

4. PRESIDENT'S COMMENTS & EXECUTIVE SESSION DISCLOSURE

The Board met in Executive Session on January 18, 2026 regarding contracts and on January 23, 2026 to address personnel and legal matters.

5. TREASURER'S REPORT

6. COMMITTEE REPORTS

7. OPERATIONS REPORTS

8. MINUTES APPROVAL – Action may be taken

- 8.1 Minutes – January 6, 2026 Board Meeting
- 8.2 Minutes – January 13, 2026 Special Board Meeting

9. EXISTING BUSINESS – Action may be taken

- 9.1 Board Officer Change
Nomination, voting, and appointment for changing officers.

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.

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.

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.

9.5 Project Update – Tennis Court Repairs

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

9.6 Project Update – ADA Compliance

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

9.7 Project Update – Recreation Center Repairs and Enhancements

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

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.

10. NEW BUSINESS – Action may be taken

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.

10.2 IT Services Provider Agreement

Consider renewal or change to current IT Service Provider agreement.

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.

11. OPEN FORUM

During open forum, each attendee may address the board for up to three minutes. A director or manager may briefly respond to statements made or questions posed. Speakers must observe the rules of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thoughts before sitting down. The time guidelines ensure

that others will have an opportunity to speak. Speakers may not allot their time to others. All persons must follow the Meeting Rules listed at the top of this agenda*.

12. COLLECTIONS

12.1 Liens

Consider authorizing the recording of liens by Fiore Racobs & Powers and A.S.A.P. Collection Services on 17 properties.

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. If you are interested in submitting your candidacy for the YSPUC Board, please complete a Candidate Form (link available on the YLP website home page) and submit it to yloaboard@yloa.org.

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

The Board will adjourn and go into an Executive Session to discuss matters permitted under Civil Code §4935, including member discipline, legal issues, personnel, and contracts.