

*\*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, March 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  
Tye Faria, Secretary  
Don Davis, Director  
Cheryl Bluhm, Director

Officer Attendee: Jennifer Wargo, Treasurer

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 February 3, 2026 to address contracts, legal matters, collections, and personnel matters. The Board met in Executive Session on February 13, 2026 to address contracts.

**5. TREASURER'S REPORT**

5.1 IRS 2022 ACA Communication

**6. COMMITTEE REPORTS**

**7. OPERATIONS REPORTS**

**8. MINUTES APPROVAL – Action may be taken**

8.1 Minutes – February 3, 2026 Board Meeting  
8.2 Minutes Revision – September 23, 2025 Board Meeting

**9. APPOINTMENT OF DIRECTORS – Action may be taken**

9.1 Appointment of two (2) Directors to fill vacant seats.  
9.2 Appointment of Director to complete vacated term ending July 2027

**10. EXISTING BUSINESS** – Action may be taken

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.

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.

10.3 Project Update – Tennis Court Repairs

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

10.4 Project Update – ADA Compliance

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

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.

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.

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

11.1 YSPUC Assessment Charges

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

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.

11.3 Election Cut-Off Date for Voting

Consider setting June 30, 2026 as the Record Date for voting in the 2026 Board Election.

11.4 Appointing Engineering Committee Members

Review and consider appointment of new Engineering Committee members.

11.5 Reserve Loan Payoff

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

### 11.6 Committee Charters

Review and consider adopting revised committee charters.

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

## 12. 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\*.

## 13. COLLECTIONS

### 13.1 Liens

Consider authorizing the recording of liens by Fiore Racobs & Powers and A.S.A.P. Collection Services on 14 properties.

## 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

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.