

**No audio or video recording allowed by attendees. 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, May 5, 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
Tye Faria, Secretary
Cheryl Bluhm, Director
Don Davis, Director
Sandy Eigenman, Director

Additional Attendees: Skyler Jewell, Executive Director; Beth Hatch, CAM
Guest Speaker: Madera County Sheriff's Office, Sergeant Joseph Wilder

3. PLEDGE OF ALLEGIANCE

4. GUEST SPEAKER: ELDERLY ORPHANS PROGRAM & OPERATION LOT AND FOUND

Madera County Sheriff's Office, Sergeant Joseph Wilder will present information about these two programs.

5. REQUEST FOR CONFLICT OF INTEREST DISCLOSURE

6. PRESIDENT'S COMMENTS & EXECUTIVE SESSION DISCLOSURE

The Board met in Executive Session on March 3, 2026, to address contracts, legal matters, collections, confidential homeowner matters and discipline, and personnel matters. The Board met in Executive Session on March 25, 2026, for board training by legal counsel, and to address contracts and confidential homeowner matters.

7. TREASURER'S REPORT – Action may be taken

8. COMMITTEE REPORTS – Action may be taken

9. OPERATIONS REPORTS – Action may be taken

10. MEMBER COMMENT PERIOD

*All persons must follow the Meeting Rules listed at the top of this agenda.**

During the member comment period, each member in attendance may address the Board for up to three (3) minutes, and the Chairperson may set a maximum time frame for the comment period. Speakers must be recognized by the Chairperson and state their name and lot or property address prior to beginning their comments. Speakers and the audience must observe the rules of decorum and not engage in disruptive behavior. If a speaker is in the middle of a sentence when time is called, they may finish their thought. Members may not allot their time to others.

11. CONSENT AGENDA – Action may be taken

See Exhibit A for list of Consent Agenda items.

12. UNFINISHED BUSINESS – Action may be taken

12.1 Pool Camera Replacements

Consider approval of camera system hardware and software replacements at the pool.

12.2 Welcome Guide Revision

Consider approval of the Yosemite Lakes Park Welcome Guide as presented by the Communications Committee.

12.3 CC&Rs Revision

Update on review of revisions needed prior to communication to membership.

12.4 Investment Services

Consider engaging HOA Invest to monitor and manage the Association's investments in accordance with California Civil Code and the Association's Governing Documents.

12.5 Fine Policy with Health and Safety Violations

Update to the 28-day review timeline.

12.6 Private Event Pricing Schedule

Update to the 28-day review timeline.

13. NEW BUSINESS – Action may be taken

13.1 2026-2027 Fiscal Year Budget

Consider adopting the 2026-2027 Fiscal Year Budget.

13.2 Disposition of Non-Functioning Backhoe

Consider approval of disposition of the non-functioning backhoe.

13.3 Committee Information for Yosemite Lakes Park Website

Consider directing committees to review the YLOA Committees' information currently on the website and provide recommended updates for their committee information.

14. UPCOMING MEETINGS & EVENTS

The next Board of Directors meeting is scheduled for Tuesday, June 2, 2026, at 6:00 pm.

The first Friday Night Live Concert is scheduled for Friday, May 8, 2026, at 5 pm, and live music begins at 7 pm.

Mother's Day Brunch at the Blue Heron Restaurant on Sunday, May 10, 2026, from 10 am to 2 pm.

Strategic Planning Workshop: Setting Priorities is scheduled for May 14, 2026 at 6 pm.

The pool and hot tub are scheduled to open May 22, 2026.

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.

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CONSENT AGENDA

Meeting Date/Time: Tuesday, May 5, 2026

1. MINUTES

- A. Approve Minutes for the Open Session Yosemite Lakes Owners' Association Board of Directors Meeting held on April 7, 2026.
- B. Approve Amended Minutes for the Open Session Yosemite Lakes Owners' Association Board of Directors Meeting held on March 3, 2026. Executive Session Disclosure was corrected to "to discuss collection matters."

2. FINANCIALS

- A. Acknowledge review of and accept March 2026 reconciliation of the association's operating accounts.
- B. Acknowledge review of and accept March 2026 reconciliation of the association's reserve accounts.
- C. Acknowledge review of and accept March 2026 year-to-date actual operating revenues and expenses compared to the year-to-date budget.
- D. Acknowledge review of and accept March 2026 account statements prepared by the financial institutions where the association has its operating and reserve accounts.
- E. Acknowledge review of and accept March 2026 income and expense statement for the association's operating and reserve accounts.
- F. Acknowledge review of and accept March 2026 check register, general ledger, and delinquent assessment receivable reports.

3. COMMITTEES

- A. Appoint Steve Brannon as a member and the chairperson of the Engineering Committee.
- B. Appoint Rowena Bautista as a member of the Governing Documents & Policies Committee.
- C. Approve Election Committee Charter as recommended by the Governing Documents & Policies Committee.

4. COLLECTIONS

- A. Authorize A.S.A.P. Collection Services to record a lien for the property APN 093-310-033
- B. Authorize A.S.A.P. Collection Services to record a lien for the property APN 093-190-029