

**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*

To join via Zoom, go to <https://tinyurl.com/yloaboardmeeting> any time before the meeting and provide your name, email address, and lot number.

A unique link (web address) will be emailed back to you that you can use to join the meeting when it begins.

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

**OPEN SESSION BOARD MEETING
AGENDA**

Meeting Date/Time: Tuesday, June 2, 2026, at 6:00 p.m.

Location: Clubhouse and Zoom Virtual Meeting

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

3. PLEDGE OF ALLEGIANCE

4. REQUEST FOR CONFLICT-OF-INTEREST DISCLOSURE

5. PRESIDENT'S COMMENTS & EXECUTIVE SESSION DISCLOSURE

Strategic Planning Initial Priorities – Food and Beverage Operations, Road Maintenance and Repairs, Building Community, Communications, and ADA Compliance.

The Board met in Executive Session on April 7, 2026, to address confidential homeowner matters and formation of contracts. They met in Executive Session on April 17, 2026, to address member discipline, collections, formation of contracts, and personnel matters. They met in Executive Session on April 30, 2026, to address formation of contracts, and personnel matters. They met in Executive Session on May 5, 2026, to address formation of contracts, legal matters, collections, confidential homeowner matters, member discipline, and personnel matters.

6. TREASURER'S REPORT – Action may be taken

7. COMMITTEE REPORTS – Action may be taken

8. OPERATIONS REPORTS – Action may be taken

9. 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 step up to the podium and be recognized by the Chairperson before addressing the Board. Speakers must 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, or they may be expelled from the meeting. 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.

10. CONSENT AGENDA – Action may be taken

See Exhibit A for list of Consent Agenda items.

11. UNFINISHED BUSINESS – Action may be taken

11.1 CC&Rs Revision

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

11.2 Investment Services

Review services provider options and schedule a Town Hall presentation to membership of investment services and process.

11.3 Private Event Pricing Schedule

Consider postponing event pricing changes pending additional information and full Private Event Scheduling Policy.

12. NEW BUSINESS – Action may be taken

12.1 2026 Board Election Ballot Submittal

Consider approving submittal of 2026 Board Election ballots for YLOA owned lots with no votes to assist with meeting quorum.

12.2 Change of Fiscal Year

Consider adopting resolution to change the Association’s fiscal year from July 1 through June 30 to January 1 through December 31.

13. UPCOMING MEETINGS & ANNOUNCEMENTS

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

A Friday Night Live Concert is scheduled for Friday, June 5, 2026, at 5 pm, with live music beginning at 7 pm.

The pool and hot tub are open for the season! Hours of operation are 7:00 am to 9:00 am lap swim, 9:00 am to 10:00 am for aquatic classes, and 10:00 am to 10:00 pm for open swim.

Fine & Enforcement Policy 28-Day Member Review period ends on June 5, 2026. Please submit all comments to YosLakes@CiraMail.com by 4:00 pm June 5, 2026. We will be scheduling a meeting early to mid-June for the Board to consider adoption of this policy. The meeting date will be posted on the Community Calendar once it has been set with notice sent to the community no less than 4 days prior to the meeting.

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.

Yosemite Lakes Owners' Association
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CONSENT AGENDA

Meeting Date/Time: Tuesday, June 2, 2026

1. MINUTES

- A. Approve Minutes for the Open Session Yosemite Lakes Owners' Association Board of Directors Meeting held on May 5, 2026.
- B. Approve Minutes for the Special Session Yosemite Lakes Owners' Association Board of Directors Meeting held on May 14, 2026.

2. FINANCIALS

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

3. COMMITTEES

- A. Acknowledge review of and accept Election Committee Report for May 2026.
- B. Acknowledge review of and accept Trails and Recreation Committee Report for May 2026.
- C. Acknowledge review of and accept Communications Committee Report for May 2026.
- D. Acknowledge review of and accept Equestrian Committee Report for May 2026.
- E. Acknowledge review of and accept Engineering Committee Report for May 2026.
- F. Acknowledge review of and accept Restaurant Committee Report for May 2026.
- G. Acknowledge review of and accept Governing Documents Committee Report for May 2026.
- H. Appoint Doug Mattos as Chairperson and Damon Wagener, Lorenzo Perez, Melissa Marosy, Skyler Jewell, Beth Hatch, and Davis Mancillas as members of the Patrol Operations Task Force.

4. CONTRACTS

- A. Ratify contract with Bobcat Grading for grading and drainage work at the tennis courts for an amount not to exceed \$20k.