OPEN SESSION MINUTES

SAN JOAQUIN RIVER CLUB, INC.
MONTHLY BOARD OF DIRECTORS MEETING
August 16, 2025

President: Gary Boswell	Vice President: Paul Lee
Secretary: Margaret Howe	Treasurer: Susie Gardner

Directors: Joe Medina, Carol McConnell, Christy Williams, and Harry Lawrence
Absent: Dale Smith

Regular scheduled meeting of the Board of Directors of the San Joaquin River Club, Inc. was held in the Club Boardroom 30,000 Kasson Road, Tracy CA. 95304.

The Open Session Meeting was called to order by President Gary Boswell at 9:39 AM.

8. ADDITIONS AND DELETIONS

12a New Bar Hours
12c Building Permit Leslee Lee
12e -2 Campground – Connor Grosby extended Stay
12m Finance Committee Members
12z Water & Wells Report – Sam Hedge
14d Christy Williams - Letter

9. NEW MEMBER INTRODUCTION

Elizabeth Damino
Shane Rucker
Katherine Brazil

There were no new members present to be introduced.

10. BOARD REQUEST TO APPEAR

a. Robert Chaney/Aiden Chaney (9:30)
b. Melody Hadley/Cameron Hadley (9:45)
c. Esther McMullen/Jason McMullen (10:00)

Robert and Aiden Chaney, Meldoy and Cameron Hadley, and Esther and Jason McMullen were all present at the meeting to discuss the violation of the clubs By-law Article XVI – Special Regulations, Section 6: " ***Amended 7/10/83*** The Board of Directors shall have the power to regulate the use of any unlicensed or "off road" vehicle that is power driven; no such vehicle shall be operated on the Club Grounds without written permission of the Board of Directors. Regardless of any circumstances, no motorcycles, mini-bikes, dune buggies, or mopeds or any other two (2) or three (3) wheeled motor powered vehicles except golf carts, will be permitted to be driven, ridden or towed with a rider on the club's grounds."

The Board explained that they had received numerous complaints from members regarding children riding electric motorcycles and driving cars on club grounds and roads. If this continues, the parents of the children will be fined. Not only is the Board concerned about the violation of the Club's By-laws, but they are also concerned about the safety of the children. The parents agreed to take action to solve the problem. No action was taken by the Board.

d. Tony Lillak/Miles Hadley (10:15)

Tony Lillak did not appear at the meeting. Director Paul Lee made a motion to send Mr. Lillak another letter regarding Miles Hadley's eviction and request Tony to appear at the September 20, 2025, Board Meeting and that one copy of the letter be hand delivered, and another copy be mailed. Director Susie Gardner seconded the motion, and it carried by the following vote: : Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

e. Norma Velazquez/Cleto Quiroga (10:30)

Norma Velazquez did not appear at the meeting to discuss the issue of no member living in the home at 1K21 Juniper. Director Joe Medina made a motion to send Norma Velazquez another letter requesting her appearance at the September 20, 2025, Board Meeting or be fined, and to have one copy of the letter hand delivered and another copy mailed. Director Harry Lawrence seconded the motion, and it carried by the following vote: : Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

11. FINANCE REPORT

a.Treasurer's Report/Customer Balance Sheet

Treasurer Susie Gardner presented the July 31, 2025, Treasurer's Report, a comparative report of July 31, 2025, and July 31, 2024, and a general account check register for the month of July 2025. Director Carol McConnell made a motion to accept the July 31, 2025, Treasurer's Report as presented. Director Harry Lawrence seconded the motion, and it carried by the following vote: : Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

12. REPORTS

a. Bar — Bev Kessler

Bar Committee Chairperson Bev Kessler reported that she is going to change the bar hours to: Monday 3 – 9, Tuesday – Saturday 3-10 (unless a special event is scheduled) and Sunday 10am – 4pm for football season.

b. Beautification — Susie Gardner

1. Update on Oleanders

Beautification Committee Chairperson Susie Gardner reported that she has been trimming the Oleanders from the entrance gate to the road. She trimmed them pretty short, but they will grow back quickly.

c. Building — KC Roberson

1. Leslee Lee RV Cover

Leslee Lee has applied for a building permit for a 14X40 RV Cover and a 10X12 shed on site 2C4 Sycamore. This permit will require a county building permit. Director Carol McConnell made a motion to approve the application. Director Susie Gardner seconded the motion, and it carried by the following vote: : Ayes; Directors Harry Lawrence, Carol McConnell, Margaret Howe,

Susie Gardner, Joe Medina and Christy Williams; Noes: None; Abstain: Paul Lee; Absent: Dale Smith

e. Campground Richard Starnes

1. Shane Reese campground agreement

At the May 17, 2025, Board Meeting Shane Reese requested a long-term stay of six months in the campgrounds. At that time, the Board approved a stay of three months and agreed to review the request for an additional three months. Mr. Reese has paid his space rental in advance every month and has caused no problems in the campground. Director Carol McConnell made a motion to approve an additional three-month stay for Mr. Reese. Director Paul Lee seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

2. Request from Connor Groby for long-term stay in campground

Connor Groby has been staying the campground while he is working as a project engineer for Reeve-Knight Construction. His job is expected to continue until approximately May 2026. Mr. Groby is requesting permission for a long-term stay in the campground of approximately nine months. Club Member Bernadette Silviera will sponsor him. Director Susie Gardner made a motion to approve a stay of three months, then the Board will review the request again, Mr. Groby must also apply for an extended pass before the September 20, 2025, Board Meeting. Director Paul Lee seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

Campground Committee Chairperson Richard Starnes was present to give a report on conditions at the campground. He reported that they have completed repairs on the power and trimmed the trees. He is working on providing water to every other site. He has also contacted Star Link to provide Wi-Fi service to campers. He is requesting the Board establish a fee of $10.00 per week with no pro-ration for stays of less than a week. Director Susie Gardner made a motion to approve a fee of $10.00 per week for Star Link service in the campground with no pro-ration for stays of less than a week. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

l. Entertainment Arlene Faile

1. Upcoming Entertainment events

Entertainment Committee Chairperson Arlene Faile presented the following list of events she wished to have the Board approve:

October 25 SJRC Truck or Treat in the Campground
October 31 SJRC Adult Halloween (costume) Party in the Bar and Kitchen
December 13 SJRC Christmas Party in the Clubhouse and Kitchen
December 13 Ugly Sweater Party in the Club Kitchen 7pm-midnight
December 31 SJRC New Years Eve Party in the Clubhouse and Kitchen

Director Susie Gardner made a motion to approve the dates requested and have Arlene Faile co-ordinate with the Venue Chairperson for any ABC permits that might be needed. Director Joe

Medina seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

m. Finance Susie Gardner

Finance Committee Chairperson Susie Gardner has selected the following members to serve on the Finance Committee; Carol Walden, Barbara Peck and Carole Cook. Director Joe Medina made a motion to approve the members of the finance committee. Director Christy Williams seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

r. Lakes & Fish Susie Gardner

1 Update on broken well & solar pumps/water levels

The well that pumps water into Rainbow lake has been down for about a month and has now been repaired. It is being used to pump water into Rainbow Lake 4 – 5 times a week, so the PG&E bill will reflect an increase in cost. The Solar Pump is also working again on Crescent Lake. A beaver is working diligently to plug the drain from the property across Kasson Rd., but we are getting a little bit of drainage water from the property. We have received the Biochar and installed it in the lakes. It should last for about 10 years. Also, they are continuing to have Thursday workday in coordination with the Island Committee.

v. Island Committee Tod Gardner

1. Update on workdays - request for permission to host a club event

Island Committee Chairperson Tod Gardner reported that they have been busy trimming trees on the island. They are currently using Thursday as a workday and invite everyone to come out and help. They are requesting club permission to hold an annual “Day on the Island” on October 4, 2025, for members and their families only from 2 to 10PM. Director Paul Lee made a motion to approve October 4, 2025, for an event on the island. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

z. Water & Wells Dan Diviney

Sam Hedge reported that the Small Community Water System Cross-Connection Control Plan was due on July 1, 2025, and was filed in a timely manner. The State Water Resources Control Board returned it because they want a Board Resolution authorizing Sam Hedge or Mike MacDonald of Flosafe Consulting to sign the form. Director Carol McConnell made a motion to authorize Sam Hedge or Mike MacDonald of Flosafe Consulting to sign the Small Community Water System Cross-Connection Control Plan. Director Paul Lee seconded the motion, and it carried by the following vote: : Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

RESOLUTION

BE IT RESOLVED BY UNANIMOUS VOTE OF THE BOARD OF DIRECTORS OF SAN JOAQUIN RIVER CLUB, INC AT THE AUGUST 16, 2025, BOARD MEETING THAT:

Sam Hedge and or Mike MacDonald of Flosafe Consulting are authorized to sign necessary documents to the State Water Resources Control Board. Documents of a binding nature applicable to items:

A) Develop and submit to State WRCB Hazard Assessment.

B) Develop and submit to State WRCB Cross Connection Survey.

Approved by the San Joaquin River Club, Inc. Board of Directors.

Gary Boswell: _____ Date:_____
President Board of Directors
San Joaquin River Club, Inc,

bb. Youth Group Arlene Faile

Youth Group Chairperson Arlene Faile reported someone repaired the window on the Youth Room and she would like to express her appreciation for it.

13. OLD BUSINESS

a. Action Item List

The Board reviewed the Action Item list from July 19, 2025.

b. Nonmembers living in home

The Board reviewed the list of non-members/illegal guests living in homes. Tony Lillak and the Cleto Quiroga Estate were both requested to appear at this meeting and neither one appeared. They will both receive second request notice this month.

Phyllis Thompson is new on the list; however, she has passed away and Secretary Howe will send her family a condolence letter explaining the need for someone to apply for membership.

President Boswell has spoken with Larry Moniz several times regarding the Cherish Moniz Estate, and he is still working on evicting the current occupants of the home.

Roland Duchene has applied for his membership on the Penny Duchene Estate site.

The Donna Warren Estate needs to be sent a condolence letter explaining the need for someone to apply for membership.

The Ellen Wallace Estate has received several notices regarding the lack of a member living in the home. George Wallace was supposed to file for membership, but he has not done so. Director Paul Lee made a motion to send them another letter requesting their appearance at the September 20, 2025, Board meeting or file an application for membership prior to September 13, 2025, or be fined. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

President Gary Boswell reported there are people living in the Ethel Johnson Estate home at

1A131 Keystone. He has made several phone calls to determine if they have right or permission to be in the home. He believes they are family members, but there are no documents in the office regarding who is the executor of the estate.

c. Update on cell tower

President Boswell reported he had tried to contact Vertical Bridge several times over the last month but has received no response. So, he has no new information to report.

d. Revised HVAC service plan

The Board approved a HVAC service plan with Coaches HVAC at the July 19, 2025, Board meeting. But after reviewing the agreement it was discovered that it only covered 3 A/C Units, and the Club has 5 A/C Units. Staff requested another proposal from both Coaches and J.C. Rego. After reviewing both proposals Director Paul Lee made a motion to approve a maintenance agreement for all 5 A/C Units to be serviced four times a year with J.C. Rego. Director Joe Medina seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, and Joe Medina; Noes: None; Abstain: Christy Williams; Absent: Dale Smith

e. Clarification regarding Extended passes

The Board received a letter from the Shirley Rodrigues requesting clarification on renewal of extended passes. Extended passes are renewed every six months, and the current resolution says it is an annual fee of $50.00. After some discussion, Director Carol McConnell made a motion that Extended Passes be renewed every six months, the fee to renew the pass will be $50.00 for each renewal and a background check be done every six months. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

RESOLUTION

AUGUST 16, 2025, GUESTS/EXTENDED PASSES
Revised from October 16, 2021

WHEREAS, By-Law Article XIII, Section 1, refers to guests and allows the Board of Directors by Resolution to place restrictions on said guests.

THEREFORE, BE IT RESOLVED, that any Member in Good Standing of The San Joaquin River Club, Inc. may request from the Board of Directors a six (6) month pass for a person of his or her choice.

FURTHER, all non-member Guests are not allowed to reside in any Member's home without the presence of the sponsoring Member in actual residence of the same home with the said non-member Guest.

FURTHER, the following will be required:

1. **Fee of Fifty ($50.00) dollars per application**
2. Copy of valid Driver's License or photo I.D. card
3. DMV printout not more than sixty (60) days old
4. Current vehicle registration(s)
5. Current vehicle insurance
6. A criminal background check and credit report will be run on each applicant.

FURTHER, such passes obligate the SJRC Member for any damages or violations of the By-laws and Resolutions caused by the person to whom the pass is issued. The Board of Directors shall have final

say on any deviation from this Resolution.

FURTHER, the option of an Extended Pass, to legalize a non-member's status in our Club, is for those individuals who are 21 years or older.

14. NEW BUSINESS

a. Monica Smith letter re: survey and well assessment

The Club received an email from Monica Smith regarding her concerns about the annual election held in July and improper imposition of fees. Ms. Smith was not present at the meeting, so no action was taken.

b. Request to hold Zumba Classes

The Club received a request from Linda Liesenfeld to hold Zumba Fitness Classes in the club hall. Ms. Liesenfeld is a licensed Zumba instructor, has her own equipment and has her own insurance coverage. The classes would be held in the evenings during the week and possibly weekend mornings or afternoons. Director Paul Lee made a motion to allow Ms. Liesenfeld to hold Zumba Fitness Classes in the Club Hall, classes are at no charge, but Ms. Liesenfeld may accept donations, and she will need to check with office/venue to what dates are available. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

c. Annual Gate Closing

Per Resolution of October 18, 2014, Annual Gate Closing, the Club is required to have a gate closing a minimum of once a year to help maintain our privacy. Director Susie Gardner made a motion to hold an Annual Gate Closing on October 23, 2025, from 4 – 7 PM. Director Paul Lee seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

d. Christy Williams – Letter

The Board received a letter from Christy Williams regarding her concerns about #1campgrounds and #2 a lock on the thermostat in the kitchen.

#1. It has been noted several times that there are some people who come to the campgrounds and stay for the allowed 2 weeks, leave for 1 week and then return. This issue has been brought to the attention of the Board several times, but nothing has been done. The Board has also in the last few months approved long-term stays by individuals who are not members. Director Susie Gardner said she would be willing to work with the Campground Committee Chairperson, Richard Starnes, to review the current campground regulations and update them. Director Christy Williams said she would also like to be included in the process. Director Margaret Howe made a motion to have Directors Susie Gardner and Christy Williams work with the Campground Chairperson to review and update the Campground Regulations. Director Harry Lawrence seconded the motion, and the motion carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, and Christy Williams; Noes: Joe Medina; Abstain: None; Absent: Dale Smith

#2. The thermostat in the kitchen area has a cover over it and since someone has been changing the temperature setting on the thermostat a combination lock had been put on it. Most of the Board Members were unaware of the situation. The Board is still not sure who made the

decision to put the combination lock on the thermostat, but Director Susie Gardner has the combination. No action was taken.

15. READING OF THE MINUTES

a. Reading of the minutes

Director Carol McConnell made a motion to approve the Minutes of the July 19, 2025, Open Session Board Meeting as presented. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

16. CONSENT CALENDAR

a. William Lacey rental agreement – Jerica Santos

Williams Lacey (member #979E) is requesting approval for a rental agreement with Jerica Santos (member #881M) at Home Site 1A28 Redwood for one year beginning September 1, 2025. Director Susie Gardner made a motion to approve the rental agreement. Director Joe Medina seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

b. John Rick Daniel Extended pass – Gina Davies

John (Rick) Daniel (member #291C) is requesting an Extended Pass for Gina Davies. The Board reviewed the information provided on Ms. Davies but noted there was no information on her dog grooming vehicle. Director Carol McConnell made a motion to approve the Extended Pass for Gina Davies contingent on her providing proof of insurance and registration of her dog grooming vehicle. Director Paul Lee seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

c. Joyce Roughton Extended pass – Jay Roughton

Joyce Roughton (member #669H) is requesting an Extended Pass for her grandson Jay Roughton. Joyce Roughton was present to discuss the need for the Extended Pass. The Board asked Ms. Roughton several questions but felt they needed more information before approving the request. Director Carol McConnell made a motion to table the request until the September 20, 2025, Board Meeting. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

d. Carrie Demezzi Extended Pass – Vince Peterson

Carrie Demezzi (member # 249H) is requesting an Extended Pass for Vince Peterson. Director Christy Williams made a motion to approve an Extended Pass for Vince Peterson. Director Paul Lee seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

Director Paul Lee made a motion to adjourn the open session meeting at 12:43PM and return to closed session. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

Respectfully,

Margaret Howe
Secretary
San Joaquin River Club, Inc.