

OPEN SESSION MINUTES

SAN JOAQUIN RIVER CLUB, INC. MEETING OF THE BOARD OF DIRECTORS July 27, 2024

President: Gary Boswell Vice President: Dan Diviney
Secretary: Margaret Howe Treasurer: Jeff Chaney
Directors: Tony Lillak, Dale Smith, Stanley Price, Robin Bell
Directors: Christy Williams excused absence

The rescheduled from July 20, 2024 meeting of the Board of Directors of the San Joaquin River Club, Inc was held in the Club Boardroom at 30,000 Kasson Rd, Tracy, CA 95354. Meeting called to order by President Boswell at 8:46AM.

8. ADDITIONS AND DELETIONS

- a. 12 - 2024-2025 Committees
- b. 13 - Change of D-1 Operator
- c. 13D – Cell Tower Update
- d. 14B – Deleted
- e. 14E – Trespassing Notice
- f. 14F1 – Backhoe
14F2 – Jimmy’s Appreciation
- g. 14G – Shirley Rodrigues Appreciation

9. NEW MEMBER INTRODUCTION

New members Linda Ratto, Marilyn Heuer and Matthew Burttram were invited to attend the meeting and be introduced, but none of them were available.

10. BOARD REQUEST TO APPEAR

None

11. FINANCE REPORT

11a. Treasurer Jeff Chaney presented the June 30, 2024 Treasurer’s Report for review by the Board of Directors. Director Dale Smith made a motion to accept the Treasurers Report as presented. Director Tony Lillak seconded the motion and it carried by the following vote; Ayes, Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Jeff Chaney and Robin Bell; Noes: None; Abstain: None; Absent: Christy Williams.

11b. The Board received a letter from the SJRC Bookkeeper regarding Phyllis Thompson and Alvin Thompson Estate delinquent accounts. The Board reviewed the status of the accounts. Director Jeff Chaney made a motion that a final notice letter be mailed to Phyllis Thompson demanding payment in full on both accounts prior to the August 17, 2024 Board meeting or further legal action including small claims will be taken. A copy of the letter is also to be hand delivered to her by President Boswell and one other Director. Director Stanley Price seconded the motion and it carried by the following vote; Ayes, Stanley Price,

Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Jeff Chaney and Robin Bell; Noes: None; Abstain: None; Absent: Christy Williams.

The Directors also discussed the process to activate the enforcement committee to handle delinquent accounts.

12. REPORTS

12 President Boswell presented the 2024-2025 SJRC Committee assignments. It was noticed that the insurance committee was not included in the list. Director Jeff Chaney made a motion to approve the 2024-2025 SJRC Committee list as amended. Director Dale Smith seconded the motion and it carried by the following vote; Ayes, Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Jeff Chaney and Robin Bell; Noes: None; Abstain: None; Absent: Christy Williams.

12c-1 Request from Dave Daniel for a building permit to replace the Zinzino electrical panel with a 200 Amp main electrical panel at site 1N34 Acacia. Director Jeff Chaney made a motion to approve the permit and Director Dale Smith seconded the motion and it carried by the following vote; Ayes, Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Jeff Chaney and Robin Bell; Noes: None; Abstain: None; Absent: Christy Williams.

12r-1 Proposal from Jim Martin to dig a new well in the boneyard to improve the water quality, capacity and water flow in the Club's lakes. The Board discussed the proposal with Mr. Martin and noted the quotes presented were almost a year old. Director Jeff Chaney made a motion to table the issue until a more current bid could be provided to include the well to be powered by either a windmill or solar. Director Tony Lillak seconded the motion and it carried by the following vote; Ayes, Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Jeff Chaney and Robin Bell; Noes: None; Abstain: None; Absent: Christy Williams.

12y-1 Phone Poll Request from Terri Mort to use the kitchen for a Teacher's Shower to be held on July 28, 2024. Director Jeff Chaney made a motion to approve the request. Director Tony Lillak seconded the motion. This request was voted on during a phone poll on July 20, 2024 by the following vote: Ayes: Directors Stanley Price, Jeff Chaney, Christy Williams, Dan Diviney and Margaret Howe; Noes: None; Abstain: None; Absent: None, Not Voting: Robin Bell

13. OLD BUSINESS

13 Vice President Dan Diviney reported he feels the Club's current D-1 Operator should be replaced. He suggested the Club hire Sam Hedge as their D-1 Operator. Mr. Hedge holds a D-1 license and is currently working with several other small communities. Mr. Hedge is willing to provide services at the same rate as the Club is currently paying \$350 per month. Director Jeff Chaney made a motion for the Club to hire Sam Hedge as its D-1 Operator at a rate of \$350 per month. Director Dan Diviney seconded the motion and it carried by the following vote; Ayes, Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Jeff Chaney and Robin Bell; Noes: None; Abstain: None; Absent: Christy Williams.

13a Action Item List June 15, 2024

13b Extended Warranty

Vice President Dan Diviney recused himself from participating in the discussion or vote on this item due to a conflict of interest, as he signed the original contract.

The Board reviewed the options for and costs for the extended warranty on the 2021 Massey Ferguson 2605H tractor purchased in June 2023. Director Jeff Chaney made a motion to approve the extended warranty Ultimate 60/3000, \$500 Deductible at a cost of \$7,553; to be paid out of the general fund. Director Dale Smith seconded the motion and it carried by the following vote; Ayes, Stanley Price, Tony Lillak, Dale Smith, Margaret Howe, Jeff Chaney and Robin Bell; Noes: None; Abstain: Dan Diviney; Absent: Christy Williams.

13c Sally Zavala regarding work order changes

The Board discussed the request from Sally Zavala that she not be billed for work done on her home site. They reviewed the pictures provided by Sally of a brush pile across the street from her home site, which is still there. Director Dale Smith made a motion that a letter be written to Sally that the \$100 billed is for tree trimming removal from her backyard and it carried by the following vote; Ayes, Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Jeff Chaney and Robin Bell; Noes: None; Abstain: None; Absent: Christy Williams.

13d Cell Tower update

President Boswell reported the San Joaquin County Planning Commission met on the evening of July 18th to consider approval or denial of the cell tower permit. It was a fairly lengthy meeting and, in the end, the Commission voted to table a decision until Vertical Bridge does more research on whether an alternate site is feasible. No specific date was given as to when they would render a decision. After considerable discussion with the audience, the board took a break from 10:30AM to 10:40AM.

14. NEW BUSINESS

14a Linda Ratto – regarding Bill Ratto Dues

The Club received a letter from Linda Ratto regarding being charged dues after her husband, Bill, passed away. Resolution of April 18, 2015 Death Benefit Non-Member states a non-member (Associate Member or Family Privilege) must apply for membership within 6 months of the death of the Member. If the membership of the non-member is accepted and completed within the six months, the death benefit of no dues for one year from the date of death will apply. Director Jeff Chaney made a motion that since Linda Ratto completed her membership within six months as required the dues portion of her billing be waived and she receive a credit to her account. Director Tony Lillak seconded the motion and it carried by the following vote; Ayes, Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Jeff Chaney and Robin Bell; Noes: None; Abstain: None; Absent: Christy Williams.

14b Deleted at the request of Valerie Dupuich

14c Debbie Lebanik – Request to Board to update entrance sign.

The Board received a request from Debbie Lebanik to assign someone to take charge of the postings at the entrance sign board on Deodora Dr. Director Tony Lillak made a motion to

appoint Director Dale Smith as the contact person for postings on the entrance sign. Director Jeff Chaney seconded the motion and it carried by the following vote; Ayes, Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Jeff Chaney and Robin Bell; Noes: None; Abstain: None; Absent: Christy Williams.

14d Patty Diviney – Regarding Resolution 4/18/15 Death Benefit Non-Member

The Board discussed the issues, but took no action.

14e Trespassing/Tow Notice

President Boswell reported we have a number of non-members parking their vehicles on Club property and fishing. He suggested placing a sign on cars informing the owners that if they are not members their vehicle will be towed. There was discussion and suggestions from the audience and the item was tabled until the August meeting.

14f1 Repair/lease of Backhoe

Director Tony Lillak reported the maintenance crew is working the repair of the Club's backhoe. When the leak in the Club's water delivery system happened on August 19, it was necessary to borrow a backhoe from Jimmy. In order to continue working on the water delivery system, Director Jeff Chaney made a motion to authorize maintenance to lease small excavator at a maximum cost of \$1,000. Director Dale Smith seconded the motion and it carried by the following vote; Ayes, Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Jeff Chaney and Robin Bell; Noes: None; Abstain: None; Absent: Christy Williams.

14f2 Appreciation to Jimmy

Director Jeff Chaney made a motion the Club send a letter to Jimmy expressing its gratitude and appreciation for the use of his backhoe and that Jeff Wagner also have a plaque made up at a cost of approximately \$50. Director Dale Smith seconded the motion and it carried by the following vote; Ayes, Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Jeff Chaney and Robin Bell; Noes: None; Abstain: None; Absent: Christy Williams.

14g Shirley Rodrigues Appreciation

The Board of Directors would like to thank Shirley Rodrigues for her many years of service to the San Joaquin River Club and wish her well in her retirement.

15 READING OF THE MINUTES

15a Reading of the minutes for 6/15/24

Director Stanley Price made a motion to approve the open session minutes of the June 15, 2024 as read. Director Jeff Chaney seconded the motion and it carried by the following vote; Ayes, Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Jeff Chaney and Robin Bell; Noes: None; Abstain: None; Absent: Christy Williams.

15b Reading of the minutes of the Annual Meeting

Director Dale Smith made a motion to approve the Annual Meeting minutes as amended. Director Tony Lillak seconded motion and it carried by the following vote; Ayes, Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Jeff Chaney and Robin Bell; Noes: None; Abstain: None; Absent: Christy Williams.

16 CONSENT CALENDAR

16a Keokannitha Heng extended pass for Andres Santana

Director Jeff Chaney made a motion to approve an extended pass for Andres Santana. Director Dan Diviney seconded the motion and it carried by the following vote; Ayes, Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, and Jeff Chaney; Noes: Robin Bell; Abstain: None; Absent: Christy Williams.

16b Transfer Request – Hailey Craig

Hailey Craig is requesting that frozen site 2N4 Sunset be unfrozen and she would like to transfer her current site from 2N28 Lakeside to 2N4 Sunset. Director Tony Lillak made a motion to approve the request. There was no second to the motion, so motion failed.

16c Transfer Request – Lolita Oxenrider

The Lolita Oxenrider Estate is requesting the transfer of house site 4D15 to Max Hansen. Max Hansen is returning his treasury site 2D10 back to the SJRC. This was done with a contract of sale that finalized in May 2024. Membership Secretary Patty Diviney is requesting this transfer be made effective May 18, 2024. Director Dale Smith made a motion to accept the transfer as of May 18, 2024. Director Tony Lillak seconded the motion and it carried by the following vote; Ayes, Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Jeff Chaney and Robin Bell; Noes: None; Abstain: None; Absent: Christy Williams.

ADJOURNMENT

Director Dale Smith made a motion to adjourn the open session meeting at 11:53AM. Director Jeff Chaney seconded the motion and it carried by the following vote; Ayes, Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Jeff Chaney and Robin Bell; Noes: None; Abstain: None; Absent: Christy Williams.

Respectfully,

Margaret Howe
Secretary

