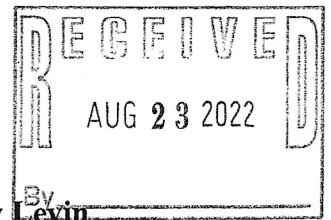


MINUTES

SAN JOAQUIN RIVER CLUB, INC.  
MONTHLY BOARD OF DIRECTORS MEETING  
July 16, 2022



PRESIDENT: Dan Diviney  
Secretary: Jim Martin

Vice President: Jeremy Levin  
Treasurer: Rosemary

O'Dell

OPEN SESSION  
Meeting opened 9:03 AM

APPROVED  
BY: BOD DATE: 8-20-22

Directors: Jeff Wagner, Jeff Chaney, Tony Lillak, Tod Gardner, Gary Boswell

Regular scheduled meeting of the board of Directors of the San Joaquin River Club, Inc. was held in the Board Room, at the Clubhouse 30000 Kasson Road, Tracy, CA 95304.

Call to Order: President Dan Diviney  
Invocation: President Dan Diviney  
Roll Call: President Dan Diviney

**8. ADDITIONS AND DELETIONS**

Board Secretary position; no Board Member accepted the nomination for Board Secretary at the July 10, 2022 Annual meeting. According to ARTICE IX, Section 9 of the By-laws Jim Martin was nominated and accepted the nomination.

- a. 5-11-2022 Special Meeting Minutes in 15 a.
- b. Letter from Phyllis Thompson 14f.
- c. Letter from Donna Barbera-Diaz 14 g.
- d. Speed bumps 12 y.
- f. Richard Amante letter 14 h.
- g. Steven Howard letter 14 i.

**9. NEW MEMBER INTRODUCTION**

None

**10. BOARD REQUEST TO APPEAR**

a. Linda Berridge 10:00 AM, failed to get a pass for her daughter, two fines, \$100.00 and \$250.00.  
Motion Jeff Wagner, second Tod Gardner, rescind the \$250.00 fine, put Linda on a Payment plan for the \$100.00 and approve the requested Family Resident pass for her daughter Carron Browne.  
6 yes votes  
1 no vote, Gary Boswell  
Motion carried

**11. FINANCE REPORT**

a. Treasurers Report  
Motion Gary Boswell, second Tod Gardner, to approve the June 30, 2022 Treasurer's Report.  
All yes votes, motion carried.

b. Discussion regarding the need to present the Customer Balance Sheet with the Treasurers Report.

Also put the balance of selling the Steve Moniz home into the August Board Agenda along with a proposed spending plan.

**12. COMMITTEE REPORTS**

- a. Bar                                      No report                                      Dan Diviney
- b. Beautification                      No report                                      Open Position
- c. Building                                      Frank Gilliland

- 1. Julie Wagner repair septic system  
Job was already completed.
- 2. Jeff Wagner requesting a variance to build a pergola.  
Jeff removed his request to build the pergola.
- 3. Alexander Xu request to build a 8x12 shed.  
Motion Gary Boswell, second Tod Gardner to send back for a clear application and site plan.  
All yes votes, motion carried
- 4. Building Committee Book 4.1  
Motion Gary Boswell, second Jeff Chaney, move the sentence from parentheses (Any Club permit not needing County permit still expires 180 day <6months>.)  
To the last line of paragraph one; The Club Building permit....  
All yes votes, motion carried.
- Dock report  
Motion Gary Boswell, second Tod Gardner to put the Dock Report on the August Board Agenda.  
All yes votes, motion carried.

- d. BY-LAWS AND RESOLUTIONS      No report                                      Alexis Stirling
- e. CAMPGROUNDS                              No Report                                      Rick Hall
- f. CAR SHOW                                      No Report                                      Carol McConnell
- g. CLUB HOUSE SECURITY              No Report                                      Linda Wilson
- h. COMMUNITY GARDEN                      Debbie Lebanick                              A

report of expenditures for the Pumpkin patch of \$340.58.

- i. DERELICT HOMESITES                      Jeremy Levin
- 1. Joe Hadley, cleaned site remove from the list.
- 2. Michael Serrano, junk furniture and attractive nuisance.  
Motion Jeff Chaney, second Tod Gardner; have Michael Serrano write a letter to the Board stating that the items belong to Eric Shelly.  
All yes votes, motion carried.
- 3. Neil Holcomb, Attractive nuisance, derelict and parked vehicles.  
Motion Gary Boswell, second Tod Gardner to write a letter of 1<sup>st</sup> offense to Neil Holcomb.  
All yes Votes, Motion carried.
- 4. Candas Anderson Estate, attractive nuisance, derelict and parked vehicles, 2<sup>nd</sup> notice.  
Motion Gary Boswell, second Jeff Chaney, send a letter and a \$100.00 fine to the Candas Anderson Estate.  
All yes votes, motion carried.
- 5. Robert Underwood, attractive nuisance, derelict and parked vehicles, 1<sup>st</sup> offense.  
Motion Jim Martin, second Tod Gardner, send a letter to Robert Underwood.  
All yes votes, motion carried.

6. William Dias, attractive nuisance, derelict vehicles, parked vehicles, vehicles parked in the right of way, 2<sup>nd</sup> notice.

Motion Gary Boswell, second Jeff Chaney, send a letter and a \$100.00 fine to William Dias.

All yes votes, motion carried.

7. Richard Amante, attractive nuisance, derelict vehicles, parked vehicles 2<sup>nd</sup> notice Richard is turning in his Membership, remove from list.

8. George Goodwin, Eric Shelly has vehicles parked on George Goodwin's site. issue has corrected, remove from list.

9. Yvonne Dutra, Vehicles in the right of way, vehicle being repaired in the drive way, 1<sup>st</sup> offense.

Motion Gary Boswell, second Tony Lillak, send a letter to Yvonne Dutra.

All yes votes, motion carried.

10. Dennis W. Dutra, junk furniture, vehicle storage in the right of way, 1<sup>st</sup> offense.

Motion Gary Boswell, second Tod Gardner, send a letter to Dennis W. Dutra.

All yes votes, motion carried.

11. Amy Jenner, attractive nuisance, derelict and parked vehicles, 1<sup>st</sup> offense.

Motion Gary Boswell, second Tod Gardner, send a letter to John Lopes, Amy Jenner's landlord, regarding the condition of his home site and Amy's lot, send a CC to Amy Jenner.

All yes votes, motion carried.

12. Bruce Stoltenberg, overgrown vegetation, derelict vehicles, parked vehicles 1<sup>st</sup> offense.

Motion Tod Gardner, second Tony Lillak, send a letter to Bruce Stoltenberg

All yes votes, motion carried.

j.	Election Committee	Trevia Coleman
k.	Emergency Action	Dan Diviney
l.	Entertainment Committee	Andrew Verdoes
m.	Finance	Rosemary O'Dell
n.	Grounds	Derek Braun
o.	Info Technology	Renee Boswell
p.	Insurance	Barbara Peck
q.	Lakes and Fish	Jim Martin
r.	Lakeside Chapel	Loretta Bridges
s.	Maintenance	Tod Gardner
t.	Membership	Gerald Creager

1. Letter from Steven Howard turning in his membership, Mr. Howard paid the \$925.00 in back dues that he owed.

Motion Gary Boswell, second Tod Gardner to approve the return of Steven Howard's Membership.

All yes votes, motion carried.

u.	Neighborhood Watch	Open position
v.	Newsletter	Rene Boswell
w.	Office	Alexis Stirling
x.	River	Jeremy Levin

- y. Roads Colleen Minnis  
 12 speed bumps, at a cost of \$92.00 each (includes shipping) to be ordered,  
 payment will come out of Capitol Improvements.  
 Motion Tod Gardner, second Jeremy Levin, to approve buying the 12 speed bumps,  
 at a cost of \$92. each to be paid from Capital Improvements  
 Votes, 7 yes  
 1 no, Gary Boswell  
 Rosemary O'Dell absent  
 Motion carried.
- z. Venue Belle Silva  
 aa. Water and Wells Dan Diviney  
 bb. Wednesday Nighters Trevia Coleman  
 cc. Youth Group Christie Williams

### 13. OLD BUSINESS

- a. Follow up list Gary Boswell  
 No action
- b. Board Challenge List Gary Boswell  
 Remove Joseph Hadley  
 Remove Linda Berridge  
 Remove K. Heng  
 Remove Patricia Murphy-Tubbs  
 Jessica Hoffman needs a pass for Daniel Dallas  
 Motion Gary Boswell, second Jeff Chaney, send a letter to Jessica Hoffman, telling  
 her to get a pass for Daniel Dallas before the next Board meeting.  
 All yes votes, motion carried.
- c. E-mail from Terry D. Matthews regarding billing for water on site 2J24 Sunset.  
 Motion Gary Boswell, second Jim Martin, send a letter to Terry D. Matthews to set  
 up an appointment for maintenance to come to site 2J24 Sunset, to look for a water  
 hookup.  
 All yes votes, motion carried.
- d. Action Item List
- e. Invoice from Donna Barbera-Diaz's Attorney, for \$1975.00 to fight possible  
 suspension of her membership.  
 Motion Gary Boswell, second Tod Gardner, to deny paying Donna Barbera-Diaz's  
 Attorney's invoice and fight the issue in court. (This same letter was voted on in  
 closed session.)  
 All yes votes, motion carried.
- f. Donna Barbera-Diaz requests that a letter dated 10-17-20 and a letter dated 11-2020  
 be removed from her file.  
 Motion Gary Boswell, second Tod Gardner, to deny the request.  
 All yes votes, motion carried.
- g. Solar Well permit is ready to move forward, for information only.

#### 14. NEW BUSINESS

- a. Tod Gardner is returning ½ of lot 2P3 Saratoga, he no longer needs it for septic expansion.  
Motion Gary Boswell, second Jeff Chaney, to approve Tod Gardner returning ½ of site 2P3 no longer needs for septic expansion.  
All yes votes, motion carried.
- b. Patricia Murphy-Tubbs requests that Elizabeth Green and Ray Look III be allowed to stay in her home while she is in the hospital and rehab.  
Motion Gary Boswell, second Jeff Wagner, to approve Elizabeth Green and Ray Look III staying in Patricia Murphy-Tubb's home while Patricia is in the hospital and rehab.  
All yes votes, motion carried.
- c. Letter from Shelia Levin resigning from doing signs, suggests that Colleen Minnis be asked to do signs.  
Information only no vote.
- d. Letter from Assurance Development requesting to look for possible cell tower site in the Club.  
Motion Gary Boswell, second Jeff Chaney, to have Gary Boswell and Tod Gardner work with Assurance Development to look at possible sites for a cell tower.  
7 yes votes  
1 no vote, Jeff Wagner  
Rosemary O'Dell absent  
Motion carried
- e. E-mail from Kristina Verdoes regarding a vague incident that happened during the Fourth of July party.  
Motion Gary Boswell, second Jeremy Levin, this is a Member to Member issue. If she has any further trouble of this type she should call the authorities.  
All yes votes, motion carried.
- f. Letter from Phyllis Thompson requesting that her son Casey Thompson be allowed to stay in the campground longer than two weeks.  
Motion Jeremy Levin, Tod Gardner, write a letter to Phyllis, son Casey Thompson must leave campgrounds immediately, needs to live in Phyllis' home not in the RV.  
All yes votes, motion carried.
- g. Letter from Donna Barbera-Diaz requesting the minutes from the following Board meetings; May 11, 2022, May 21, 2022, June 18, 2022, April 16, 2022 and audio of May 11, 2022 and may 21,2022.  
Motion Gary Boswell, second Tod Gardner, to approve giving Donna Barbera-Diaz the minutes from 5-11-22, 5-21-22, 6-18, 22, no audio will be included, Donna may listen to the tapes I the office.  
All yes votes.  
Motion carried.
- h. Richard Amante requesting to give up his Membership.  
Motion Jeff Wagner, second Tod Gardner, to send a letter to Mr. Amante telling him that after he gives up his Membership he cannot sell his site.  
All yes votes, motion carried.

- i. Steven Howard requests to turn in his membership.  
Motion Gary Boswell, second Tod Gardner to accept the return of Steven Howard's membership.  
All yes votes, motion carried.

#### 15. MINUTES

- a. May 11, Special Open meeting  
Motion Gary Boswell, second Jeff Wagner to approve May 11, 2022 Special Open session meeting with corrections  
All yes votes, motion carried.
- b. Minutes of June 18, 2022 Board meeting  
Motion Gary Boswell, second Tony Lillak to approve 6-18-2022 Minutes with corrections.  
All yes votes, motion carried.
- c. Minutes of Special Board meeting 6-11-2022  
Motion Gary Boswell, second Jeff Wagner to approve with corrections.  
All yes votes, motion carried.
- d. Minutes of Annual Meeting July 10, 2022.  
Motion Gary Boswell, second Tony Lillak to approve the 7-10-22 Annual meeting minutes with corrections.  
All yes votes, motion carried.
- e. Phone poll minutes of 6-18-2022 and 7-9-22  
Motion Jeff Wagner, second Tony Lillak to approve.  
All yes votes, motion carried.

#### 16. CONSENT CALENDER

- a. Keokeannitha Heng Extended pass for Andres Santana  
Motion Gary Boswell, second Jim Martin, to approve the pass once K. Heng pays the \$350.00 in fines.  
All yes votes, motion carried
- b. Carolyn Cardoza requests Associate for grandson Brandon Cardoza.  
Motion Gary Boswell, second Tod Gardner, to approve Carolyn Cardoza request for Associate for her grand son Brandon Cardoza.  
All yes votes, motion carried.
- c. Linda Berridge request for a Family resident pass for her daughter, this motion was made and approved under Request to Appear section 10 a.
- d. Patricia Murphy-Tubbs requesting an Extended pass for Elizabeth Green.  
Motion Gary Boswell, second Tod Gardner to approve Extended pass request from Patricia Murphy-Tubbs for Elizabeth Green.  
All yes votes, motion carried.
- e. Joseph Hadley requests an extended pass for friend Destinee Delise.  
Motion Gary Boswell, second Jeremy Levin to approve the request from Joseph Hadley for and extended pass for friend Destinee Delise.  
All yes votes, motion carried.
- f. Sandra Raimondi wants approval of her rental agreement with Paul Lee.  
Motion Gary, second Jeff Chaney to approve Sandra Raimondi's request for rental to Paul Lee.  
All yes votes, Motion carried.

**ADJOURN MEETING**

Motion Gary Boswell, second Jim Martin to adjourn the July 16, 2022 Board meeting at 12:20 PM

All yes votes, motion carried

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