OPEN SESSION MINUTES

SAN JOAQUIN RIVER CLUB, INC.
MEETING OF THE BOARD OF DIRECTORS
JULY 19, 2025

President: Gary Boswell Vice President: Paul Lee
Secretary: Margaret Howe Treasurer: Susie Gardner
Directors: Harry Lawrence, Carol McConnell, Dale Smith, Joe Medina, and Christy Williams
Absent: None

The regularly scheduled 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 95304.
Meeting called to order by President Gary Boswell at 9:59AM.

8. ADDITIONS AND DELETIONS

a. 13b Gary Boswell – Update on Small Claims Deleted
b. 14b Non-Members living home – See 13d
c. 16d Jackie Cavanaugh Associate Member Request moved to Closed Session

9. NEW MEMBER INTRODUCTION

There were no new members present to be introduced.

10. BOARD REQUEST TO APPEAR

a. Melody Anderson

Melody Anderson was present to discuss the current policy of charging a reinstatement fee on delinquent dues more than once. Director Susie Gardner volunteered to do some research on the policy (Resolution September 20, 2008, Late Fee Revised). and review Melody Anderson's account. The Board took no action.

b. Art Vallejo

Art Vallejo, a new member, and General Manager of Big Valley Pure Water was present to discuss the possibility of his company replacing the current water vending machine. After some discussion, it was determined that the Board needed to review their agreement with the current vendor. Director Susie Gardner volunteered to research the current agreement and its terms. The Board took no action.

11. FINANCE REPORT

a. Treasurer's Report/Customer Balance Sheet

Director Dale Smith made a motion to accept the Treasurer's Report for June 30, 2025, as presented. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina , and Christy Williams; Noes: None; Abstain: None; Absent: None

12. REPORTS

President Boswell presented a list of his choices for committee chairpersons for the 2025/2026 year. He requested the Board approve the ones in bold. The Board reviewed the list and Director Paul Lee made a motion to approve President Boswell's request. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina , and Christy Williams; Noes: None; Abstain: None; Absent: None

c. Building

1. Belinda Silva Building Permit

Belinda Silva has applied for a permit to add a 300 square foot addition (master bath & laundry room) to her Home Site1C6 La Jolla. This permit does require a county permit. Director Dale Smith made a motion to approve Belinda Silva's request for a permit. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina , and Christy Williams; Noes: None; Abstain: None; Absent: None

2. Robert Seymour Building Permit

Robert Seymour has applied for a permit to add a 10X12 carport and a 3x4 Double Pane Vinyl Window to his site at 2H16 Lakeside. He also is requesting a variance from the 15' setback regulation. This permit does not require a county permit. Director Joe Medina made a motion to approve Robert Seymour's permit and his request for a variance. Director Paul Lee seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina , and Christy Williams; Noes: None; Abstain: None; Absent: None

3. Annalise Toste Building Permit

Annalise Toste had applied for a building permit to replace her leech lines and replace her roof at her site 2B1 Sequoia. This project does not require Board approval but will need a county permit.

4. Margie Cambra Building Permit

Margie Cambra has applied for a permit to add a detached patio cover to her site at 2F1 Locust. She is also requesting a variance from the 15' setback regulation. Dale Smith made a motion to approve the permit and her request for a variance. Director Paul Lee seconded the motion, and it carried by the following vote: Ayes: Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina , and Christy Williams; Noes: None; Abstain: None; Absent: None

s. Lakeside Chapel

Lakeside Chapel is requesting permission to use the Community Hall for a Bingo Fundraiser supporting Wreaths Across America on Sunday, October 26, 2025. The funds raised will be used to place wreaths on veterans' grave sites at the local Tracy Cemetery. Wreaths Across America is an international organization which gathers sponsorships to put live wreaths on veterans' grave sites. Director Dale Smith made a motion to approve the request from Lakeside Chapel. Director Harry Lawrence seconded the motion, and it carried by the following vote:

Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina , and Christy Williams; Noes: None; Abstain: None; Absent: None

13. OLD BUSINESS

a. Action Item List

The Board reviewed the June Action Item List

b. Deleted

c. Update from Gary Boswell re Cell Tower

There was no new information regarding the Cell Tower.

d. Follow up on lists (Family resident, Guest pass, non-members living in home)

Miles Hadley is still living in Tony Lillak's house. His Associate Pass was rescinded at the March 2025 Board Meeting. Mr. Lillak has indicated to the Board that he started the eviction process 60 days ago. Director Paul Lee made a motion to send Tony Lillak a letter regarding the status of the eviction and if no action as been taken to appear at the August Board Meeting. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina, and Christy Williams; Noes: None; Abstain: None; Absent: None

President Gary Boswell has contacted Larry Moniz Jr. regarding the people living in the Cherish Moniz home. Mr. Moniz says his sister and niece are living in the home and he has started the eviction process, and the Sheriff should be out to do the eviction in 2 to 3 weeks. His plan after the home is vacated is to do some clean up and repairs and sell it.

There are still no members living in the Cleto Quiroga Estate home. Director Carol McConnell made a motion to send Norma Velasquez a letter requesting her appearance at the August Board meeting with a plan to get a member living in the home and failure to attend the meeting will result in a fine. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina, and Christy Williams; Noes: None; Abstain: None; Absent: None

There are still no members living in the Ellen Wallace Estate home. Director Dale Smith made a motion to send George Wallace a letter requesting his appearance at the August Board meeting with a plan to get a member living in the home and failure to attend the meeting will result in a fine. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina, and Christy Williams; Noes: None; Abstain: None; Absent: None

The Board directed Secretary Howe to send condolence letters to Roland Duchene and Doyle Warren .

e. PHONE POLL RE VICTOR HUERTA PURCHASE OF GMC PICKUP 6/29/25

Director Dan Diviney made a motion to approve selling the GMC Pickup to Victor Huerta for $300.00 provided the vehicle is removed from the River Club with 30 days of purchase. Director Jeff Chaney seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney , and Christy Williams; Noes: None; Abstain: None; Absent: None

f. Heat and Air Quotes (Coaches HVAC and JC Rego)

The Board reviewed quotes from Coaches HVAC and J.C. Rego for maintenance agreements for the Club's air conditioning and refrigeration equipment. Director Carol McConnell made a motion to approve the quote from Coaches HVAC for a flat rate of $600.00 per year and 2 seasonal tune-ups per year. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Margaret Howe, Susie Gardner, Noes: Joe Medina and Paul Lee; Abstain: Christy Williams Absent: None

14. NEW BUSINESS

a. Gary Boswell letter re-family resident riding electric motorcycle

Included with Item 14H – Children riding electric motorcycles within the club

b. Deleted

c. Letter from Donna Diaz re insurance invoices

The Board received a letter from Donna Barbera-Diaz requesting copies of invoices for all insurance companies including workers' compensation for the years 2023, 2024 and 2025. The Board informed Ms. Barbera-Diaz they would check with the Insurance Committee regarding her request.

d. Letter from Miguel Barajas re $500.00 fine

The Board received a letter from Miguel Barajas requesting the Club waive his fine for renting his home site at 2K17 to non-members. The Club has received a letter regarding this issue from Mr. Barajas' property manager and has denied the request. Director Susie Gardner made a motion to deny Mr. Barajas request. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina , and Christy Williams; Noes: None; Abstain: None; Absent: None

e. Letter from Elaine Self-Gilliland re dues invoice

The Board received a letter from Elaine Self-Gilliland with questions regarding the billing for her septic expansion lot. She questioned being charged for water, roads and well assessments. Per Resolution June 19, 2021 Septic Expansion "In addition to the initial price for the use of the land, the Member will also be charged 1/3 or 1/2 of the amount equal to the normal monthly dues and assessments billed to their home site, depending on the percentage of the frozen lot or common ground annexed." She would also like to see an itemized breakdown of what is being billed for the septic expansion lot. Director Susie Gardner is going to check with the Club's bookkeeper regarding putting an itemized breakdown on the billing. The Board took no action.

f. Request for campground stay

The Club received a letter from Deena Spafford requesting a long term stay in the campground. She would be sponsored by her son-in-law Trevor Gardner. She has stayed in the campground before. Director Joe Medina made a motion to allow Deena Spafford to stay in the campground for up to 60 days and fees to be paid 30 days in advance. Director Paul Lee seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Joe Medina, and Christy Williams; Noes: None; Abstain: Susie Gardner; Absent: None

g. Bea Lawrence re Well Assessment

The Club received a letter from Bea Lawrence expressing her concern about the Board reinstating the well assessment and whether they can legally do it. She asks, “Are you 110% positive you have the power to override a membership vote under “California Law” or a statement for our attorney stating such?” Director Paul Lee made a motion to contact the Club’s attorney and get a legal opinion regarding whether or not the Board can override a membership vote. Director Margaret Howe seconded the motion, and it carried by the following vote: Ayes; Directors Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina, and Christy Williams; Noes: None; Abstain: Harry Lawrence; Absent: None

h. Gary Boswell Letter re children riding motorcycles within the club

President Boswell reported he has had numerous reports of kids riding electric motorcycles and driving vehicles on the club grounds and roads. Per Article XVI Special Regulations, Section 6; “ 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 clubs grounds.” And Section 6A “ Any person unqualified to operate a motor vehicle on the highways of the State of California, and who does not meet the driving requirements of the Department of Motor Vehicles will not be allowed to operate a motor vehicle on the roads of the San Joaquin River Club. All Motor vehicles operated upon the Club’s roads, shall have adequate insurance coverage.”

Director Harry Lawrence made a motion to authorize Secretary Howe to send the parents of the children involved a letter informing them of the violation of the Club’s By-Laws, requesting the children cease riding/driving the vehicles immediately or the parents will be subject to a fine and request the appearance of the parents and the children at the August Board Meeting. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina, and Christy Williams; Noes: None; Abstain: None; Absent: None

Director Harry Lawrence left at 12:45PM

15. READING OF THE MINUTES

a. Reading of the Minutes June 21, 2025

Director Dale Smith made a motion to approve the Minutes of the June 21, 2025, Open Session Board Meeting as presented. Director Joe Medina seconded the motion, and it carried by the following vote: Ayes; Directors Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina, and Christy Williams; Noes: None; Abstain: None; Absent: Harry Lawrence

b. Reading of the Annual Meeting Minutes

Director Dale Smith made a motion to approve the Minutes of the July 13, 2025, Annual Meeting as amended. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes; Directors Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina, and Christy Williams; Noes: None; Abstain: None; Absent: Harry Lawrence

16. CONSENT CALENDAR

a. & b. Valerie Vallejo/Paul Lillak – Transfer

Paul Lillak is transferring his membership on Home Site 4A30 Rainbow to Valerie Vallejo. Valerie Vallejo will be returning her current site 1B38 Redwood back to Treasury. If the transfer is approved Paul Lillak will no longer be a member. Director Dale Smith made a motion to approve the transfer subject to Site 1B38 Redwood passing inspection by the Building Committee. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes; Directors Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina, and Christy Williams; Noes: None; Abstain: None; Absent: Harry Lawrence

c. Valerie Vallejo – Family Resident Request

Valerie Vallejo has filed a Family Resident Request for her son Zachary Jacobsen. Director Dale Smith made a motion to approve a Family Resident Pass for Zachary Jacobsen. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes; Directors Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina, and Christy Williams; Noes: None; Abstain: None; Absent: Harry Lawrence

d. Moved to Closed Session

e. Stephanie Helms- Extended Pass Request, Thomas Myers

Stephanie Helms has filed a request for an Extended Pass for Thomas Myers. Mr. Myers is under 21 years of age and does not need a pass until he reaches the age of 21. Director Dale Smith made a motion to notify Ms. Helms that Thomas Myers does not need a pass at this time and to credit her account for the $50.00 fee. Director Joe Medina seconded the motion, and it carried by the following vote: Ayes; Directors Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina, and Christy Williams; Noes: None; Abstain: None; Absent: Harry Lawrence

Director Joe Medina made a motion to adjourn the Open Session Meeting at 12:49PM. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes; Directors Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina, and Christy Williams; Noes: None; Abstain: None; Absent: Harry Lawrence

Respectfully,

Margaret Howe
Secretary
San Joaquin River Club