OPEN SESSION MINUTES

SAN JOAQUIN RIVER CLUB, INC.
MEETING OF THE BOARD OF DIRECTORS
JUNE 21, 2025

President: Gary Boswell Vice President: Dan Diviney
Secretary: Margaret Howe Treasurer: Jeff Chaney
Directors: Harry Lawrence, Tony Lillak, Dale Smith 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 95354.
Meeting called to order by President Gary Boswell at 10:24 AM.

President Boswell reported there had been a post on Facebook that the Board of Directors would be discussing changing the San Joaquin River Club to a Homeowners Association in closed session. He feels it is important that the membership know that it was never discussed and this Board of Directors has no intention of ever discussing it. Member Fara Alvarez asked if the Board would put that in writing. Secretary Howe reminded everyone it would be reflected in the minutes. Member Alvarez then replied that they do not believe the minutes.

8. ADDITIONS AND DELETIONS
   14i Summer Newsletter
   14j Cecil Elliot Pickup

9. NEW MEMBER INTRODUCTION

There were no new members present.

10. BOARD REQUEST TO APPEAR

a. Jim Raybourn

Mrs. Raybourn was present to discuss the problems with getting things removed from the grove behind their house. Mr. Raybourn is having serious health issues, and they would like an extension on time to get things removed. Director Jeff Chaney made a motion to give the Raybourn's 90 days to get trailers and boats removed from the grove behind their house and to review the situation at the September 20, 2025, Board Meeting. Director Dan Diviney 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

b. Melody Anderson

Melody Anderson was not present at the meeting. Director Jeff Chaney made a motion to table the item until the July 19, 2025, Board Meeting. Director Susie Gardner 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

c. Art Vallejo

Art Vallejo was unable to attend the meeting. Director Dale Smith made a motion to table the item until the July 19, 2025, Board Meeting. Director Tony Lillak 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

d. Ann Thur

Ann Thur was not present at the Board Meeting. The Board requested at the April 19, 2025, Board Meeting that Ann: get a family pass for her daughter Chloe, complete the paperwork to transfer her membership to a Treasury Site and either pay her delinquent dues or complete the paperwork for a payment plan. Her check for payment on her delinquent dues was returned by the bank. She has completed all three of the requests and reimbursed the Club for the returned check plus any additional fees or charges. Director Dan Diviney made a motion to reinstate Ann Thur as “member in good standing.” Director Tony Lillak 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

11. FINANCE REPORT

a. Treasurer’s Report/Customer Balance Sheet

Treasurer Jeff Chaney presented the May 31, 2025, Treasurer's Report. Director Dale Smith made a motion to accept the May 31, 2025, Treasurer's Report as presented. 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

12. REPORTS

c. Building

1. Phillip and Marie Campos- Build. Perm. For Fencing septic expansion lot 6ft dog - eared wood.

Phillip and Marie Campos have applied for a permit to put a 6-foot fence around their septic expansion lot 2B72 Sycamore. This permit does not require a county Permit. Director Dale Smith made a motion to approve the permit. Director Tony Lillak 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

2. George Goodwin- Build. Perm. For 10x12 Metal Storage Shed.

George Goodwin has applied for a permit to put a 10X12 metal storage shed on Celestine Goodwin’s site 1Q3 Evergreen. This permit does not require a county permit. Director Tony Lillak made a motion to approve the permit. Director Dale Smith 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

3. Lisa McDonald- Standard Tuff Shed- 10x12- For Storage

Lisa McDonald has applied for a permit to put a 10X12 Standard Tuff Shed on her site 1H12 Juniper. This permit does not require a county permit. There was no site plan included with the permit. Director Jeff Chaney made a motion to approve the permit subject to the building committee receiving a site plan. 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

4. Albert Chastain- Replace existing main water service

Albert Chastain has applied for a building permit to replace the existing water service on site 4B11 Chestnut. The work will be done by a contractor, Knights Plumbing and Drain, and will require a county permit. Director Dale Smith made a motion to approve the permit. Director Susie Gardner 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

5. Patrick Jose – Replace Shed – Plastic 8X10

Patrick Jose has applied for a building permit to replace an existing shed on site 1H5 Poplar. There was no site plan included with the permit. This permit does not require a county permit. Director Dale Smith made a motion to approve the permit subject to the building committee receiving a site permit. 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

e. Campground

1. Michelle Pyatt – report

The Campground Committee reported that there are issues in the campground with power at some camp spots. The outside doors on the bathrooms have still not been replaced. The purchase of the doors has already been approved, but the committee still needs to purchase them and then get them installed. They are looking for some guidance on how to get both issues corrected. The Board advised the committee to file work orders in the office and the maintenance crew would get them on their schedule.

The Campground Committee also wishes to transfer $1,000.00 of their funds to the Roads Committee to go towards replacing road signs.

12. Family resident campground fee

The question has been raised about how much a person holding a Family Resident Card should be charged for use of the campground. Currently a member is charged $15.00 per night, and a non-member pays $20.00 per night. Arlene Gilliland, who holds a Family Resident Card sponsored by her mother Ida Farrington, stays in the campground frequently and the question has come up about how much to charge her. The Club's Resolution of June 21, 2014 Family Resident Cards says: "THEREFORE, BE IT RESOLVED that any member in good standing may request a Family Resident Card for any of his or her immediate family that are within the guidelines of a family privileges (Article II, Section 9A) and <u>are living with and under the care</u>

and maintenance of the member. This card shall give the family resident the same privileges as a member in good standing with the exception of running for office, voting or living on Club premises without the member present. Director Jeff Chaney made a motion to request Ida Farrington to appear at the July 19, 2025, Closed Session meeting to discuss the Family Resident Card for Arlene Gilliland. Director Dale Smith 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

r. Lakes & Fish

1. Service agreement – Solitude Lake Management

Susie Gardner presented a Service Agreement with Solitude Lake Management to provide ten (10) 50-pound bags of Biochar at a total cost of $1,150.00. The Biochar would be placed in the pipe where water from the agricultural ground across Kasson Rd is drained into the River Club lakes. It would help remove some of the chemicals in the agricultural water. Director Jeff Chaney made a motion to approve the Service Agreement with the Fish and Lakes Committee paying for one half the cost and Campgrounds paying for one half the cost. Director Dale Smith 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

Member Jeff Wagner reported that several years ago the Club had started an application process with CA. Fish and Wildlife for a “Repair and Management Agreement.” He would like to see that process completed. President Boswell asked Mr. Wagner to submit a letter to the Board requesting that it be put on the July agenda.

y. Venue

1. Syrena’s Sweet 16 July/ 19/ 2025 (3pm-12am)

Member Elissa Morales has filed a Venue request for July 19, 2025. Director Dan Diviney made a motion to approve the request subject to receipt of proof of insurance being received. Director Tony Lillak 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

2. MHS 30 yr Reunion September/ 20/2025 (4pm-11:30pm)

Member Wendi Burton has filed a Venue request for a class reunion to be held on September 8, 2025. Director Jeff Chaney made a motion to approve the request. Director Susie Gardner 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

cc. BBQ

Director Jeff Chaney did a short report on the BBQ committee. They have provided food at several Club functions and made about $1,000.00. He still has the funds and needs to take them to the office.

13. OLD BUSINESS

a. Action Item List

The Board reviewed the Action Item List from the May 17, 2025, Board Meeting.

b. Kubota Extended Warranty for ZD Zero Turn Mowers

Director Dale Smith made a motion to purchase an unlimited hours, 2-year extended warranty on the ZD Zero Turn Mower at a cost of $1,325.00. Director Susie Gardner 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

c. Update from Gary Boswell re small claims

President Boswell had no information. Item was tabled until a future meeting.

d. Update from Gary Boswell re cell tower

President Boswell read the following email received from Vertical Bridge on June 19, 2025. “We are in litigation with the county for the zoning denial. I feel as good about this case as I have any, we have filed against unlawful zoning denials. I should have a better update in the next 30 to 60 days. Thanks Justin Owen” No action was taken.

e. Arlene Faile letter re cell tower

The Board received an email from Arlene Faile expressing her belief that the survey mailed with the SJRC office ballot is illegal and in conflict with the Articles of Incorporation. Ms. Faile read the email, and the Board thanked her for email and suggestions.

14. NEW BUSINESS

a. Doug Zirpel- Letter to B.O.D. reg.
-Motor cycle Approval Request for Permission to ride to or from home or designated parking storage shelter place.

Doug Zirpel was present and requested permission to ride his motorcycle to and from his home. President Boswell explained to him at the current time the Board cannot grant him permission to ride to and from his home as it conflicts with the Clubs current bylaws. Then Mr. Zirpel requested permission to place a storage shelter in the parking lot to park his motorcycle in. Director Harry Lawrence made a motion to allow Mr. Zirpel to place a storage shelter for his motorcycle in the parking lot, he is to coordinate the location with the maintenance crew, and the Club will assume no responsibility for damage to the storage shelter or the motorcycle. Director Tony Lillak 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

b. Hailey Craigg- Letter to B.O.D reg. incident from last December.

The Board received a letter from Hailey Craigg requesting her suspension from the bar due to an incident last December be lifted. Ms. Craigg’s six-month suspension will be up June 22, 2025. Director Dale Smith made a motion to lift Ms. Craigg’s suspension from the bar and bar activities. Director Christy Williams 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

c. J.C. Rego, Inc. Maintenance Service Proposal and Contract #

Bar Committee Chairperson Bev Kessler presented maintenance service agreements from J.C. Rego for both the air conditioning units in the bar/kitchen area and the clubhouse. Director Harry Lawrence made a motion to table the item until the Club can get additional bids. 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

d. President Gary Boswell- reg. Concerns of liabilities. Membership sites and disputes within families/ownership of homes

Director Susie Gardner made a motion to table this item until a future Board Meeting. Director Tony Lillak 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

e. ARTICLE XII ANNUAL ELECTION Section 1

President Boswell reported that in ARTICLE XII ANNUAL ELECTION, Section 1, it states the President shall appoint three judges of election from the members of the Club at large, to supervise the election. It also states the judges of the election shall count the votes. After some discussion, it was decided by the Board that President Boswell should appoint Election Committee Chairperson Trevia Coleman and two other members of her committee as the judges.

f. Attn: San Joaquin River Club In re: To the B.O.D from Pete Longenecker

The San Joaquin River Club received a letter from Pete Longenecker's attorney and since this is determined to be a legal item it was discussed in closed session.

g. Bookkeeper Heidi Levin- Letter to B.O.D reg Youth room/ CLARK Service contract.

The Board received a letter from Heidi Levin regarding the bug and rodent problem in the youth room and a quote from Clark Pest Control for treatment. The Youth Room committee have cleaned up the room and feel they have taken care of the problems. The Board decided by acclamation to not have the Youth Room treated by Clark Pest Control at the current time.

h. Gary Boswell re Corp yard

President Boswell presented several pictures of items that have accumulated in the Corp yard. Director Jeff Chaney made a motion to tag items for scrap and get bids for their removal and contact Pick-N-Pull for bids on vehicles. Director Dale Smith 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

i. Summer newsletter

The Board reviewed the Summer Newsletter. Secretary Howe noted that there were a couple of changes that should be made, and she would notify Paula Riddle of those changes done. Director Dale Smith made a motion to approve the Summer Newsletter as amended. Director Tony Lillak 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

j. Second Harvest of the Greater Valley, Food Bank

Director Christy Williams reported that Second Harvest is looking for additional food distribution places and wondered if the Board would be interested in completing an application. Second Harvest would be bringing in food once a month for Club Members and the public. Director Susie Gardner made a motion to approve filing an application with Second Harvest. Director Dale Smith seconded the motion, and it failed by the following vote: : Ayes; Directors Tony Lillak, Dale Smith, Susie Gardner, and Christy Williams; Noes: Jeff Chaney, Harry Lawrence, Dan Diviney, Margaret Howe and Gary Boswell; Abstain: None; Absent: None

k. Purchase of Vehicle from Cecil Elliot Estate.

President Boswell reported there was a pickup the Cecil Elliot Estate was willing to sell to the Club, but it has several issues. After some discussion, it was decided by acclamation not to make an offer on the pickup.

15. READING OF THE MINUTES

a. Reading of the minutes
b. Minutes – Special Meeting (5/29/25)

Director Dale Smith made a motion to approve the minutes of the May 17, 2025, Open Session Meeting and the Minutes of the May 29, 2025, Special Meeting as presented. Director Susie Gardner 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

16. CONSENT CALENDAR

a. Bookkeeper Heidi Levin- RE: Lathem System Letter to B.O.D (PCEXPRESS Time Clock Upgrade)

The Lathem System for our employees' timecards is due for an upgrade. If we do not upgrade the system, it will no longer work after August 31, 2025. The cost of upgrading is $300.00. Director Jeff Chaney made a motion to approve upgrading the Lathem System for $300.00. Director Dale Smith 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

Director Dale Smith made a motion to approve the following Extended Pass requests. Director Susie Gardner 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

Member	Extended Pass
Xavier Guajardo	Maria Alcaraz
Allen Diamond	Jennifer Larson
Charles Hoagland	Julie Winkler
Robert Rucker	Hayleigh Moon and Moujhda Ranjer
Gloria Ross	Diane M Bishop
Caitlynn Goudin	Robert Boston

Director Dale Smith made a motion to approve the following Associate Memberships. Director Harry Lawrence 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

Member	Associate
Anna Lise Toste	Filipe Toste
Jay Bodenhausen	Jayme Bodenhausen
Linda Ratto	Robyn Dixon

Director Dale Smith made a motion to approve changing the Sponsor for Kayla Wimpy from Jeff Wagner to Shane Wagner. Director Tony Lillak 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

The transfer requests below were tabled until Shane Rucker's membership is approved.

e. Transfer request Deborah Watson (Est) -John Watson
f. Transfer request John Watson – Amanda Watson
g. Transfer request Amanda Watson – Shane Rucker

Director Dale Smith made a motion to adjourn the Open Session Meeting at 2:31PM and return to Closed Session. Director Harry Lawrence 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

Respectfully

Margaret Howe
Secretary
San Joaquin River Club