

OPEN SESSION MINUTES

SAN JOAQUIN RIVER CLUB, INC. MEETING OF THE BOARD OF DIRECTORS OCTOBER 19, 2024

President: Gary Boswell
Secretary: Margaret Howe
Directors: Stanley Price, Susie Gardner, and Christy Williams
Directors Absent: Tony Lillak and Dale Smith

Vice President: Dan Diviney
Treasurer: Jeff Chaney

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 8:52AM.

8. ADDITIONS AND DELETIONS

- 12e Campground Report
- 12r Lakes & Fish Report
- 12x Roads Report
- 13c Moved to Closed Session

9. NEW MEMBER INTRODUCTION

- 9a Sandra Gray-Painter

New Member Sandra Gray-Painter was invited to attend the meeting and be introduced but was unable to attend.

10. BOARD REQUEST TO APPEAR

None

11. FINANCE REPORT

- 11a Treasurer's Report/Customer Balance Sheet

Treasurer Jeff Chaney reported he had reviewed the August 31, 2024, Treasurer's Report with the Finance Committee and there were no changes needed. Director Stanley Price made a motion to approve the August 31, 2024, Treasurer's Report as presented. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

Treasurer Jeff Chaney presented the Treasurers' Report for September 30, 2024. It was noted that the Bar Profit was incorrect and needed to be adjusted. Stanley Price made a motion to approve September 30, 2024, Treasurer's Report as amended. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors

Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

11b Jerry Brouwer Tax Inc

Treasurer Jeff Chaney presented a rate schedule from Jerry Brouwer Tax Inc, the Clubs' accounting service. After reviewing the rate schedule, Director Stanley Price made a motion to approve the rate schedule. Director Jeff Chaney seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

Jerry Brouwer Tax Inc also provided a copy of the Clubs' current Depreciation Schedule and asked that it be reviewed for additions or deletions. Director Jeff Chaney made a motion that the Depreciation Schedule be tabled until November 16, 2024, meeting in order to give the Board and Staff time to review it. Director Christy Williams seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

12. REPORTS

12c Doug Zirpel – Waiver of Building Permit Request

The Club received correspondence from Eryn Bowers giving permission to Douglas Zirpel to assist and submit a building permit application on her behalf. Since her project was started prior to submitting a building permit, her application fee was \$125. If she had applied for a building permit prior to starting her project the fee would have been \$30. She is requesting the fee be reduced to the \$30. Director Jeff Chaney made a motion to deny her request. Director Stanley Price seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

12e Campground – Clean up issues.

Director Christy Williams reported the weekend of 9/27, and 9/28 club member Elissa Morales family held a party in the campground patio area and had people also using campsites. It was noted that when they left, they did not clean up the patio area or the campsites. Director Jeff Chaney made a motion to send Elissa Morales a letter telling her that as the member she is the one responsible for making sure she and her guests clean up after themselves and that in the future she could be fined. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

12r Lakes & Fish

At the August 17, 2024, Board Meeting, the Board approved payment to Solitude Lake Management to do a "Premium Waterbody Assessment and Algae ID" on the lakes at a cost of \$1450.00. They did not specify whether to pay this expense from the general fund or an allocated account. There will be additional costs in the future for materials etc to correct the problems with the lakes. The Lakes and Fish allocated account does not have sufficient funds to cover these expenses. Director Susie Gardner made a motion to approve paying the Solitude Lake Management bill of \$1450.00 from the general fund and additional costs to be reviewed as they come up. Director Jeff Chaney seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

12t-a Request to Chair/Dissolve Committee

The Memorial Committee allocated fund has a balance of \$562.13. No one has volunteered to chair this committee this year and since there is not any interest in it, President Boswell would like to dissolve the committee and transfer the balance into another allocated account. Secretary Howe inquired if any of the \$562.13 funds were donated by club members for a memorial. Since that information was not available, Director Susie Gardner made a motion to table this item until the November 16, 2024 Board Meeting. Director Stanley Price seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

12t-b Trish Vega Memorial Service 11/2/2024

Director Jeff Chaney made a motion to approve the request for a Memorial Service for Trish Vega on November 2, 2024. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

12u Letter from Margaret Jose

The Club received a letter from Margaret Jose complementing the office staff for the great job they do.

12x-a Roads – PHONE POLL SEPTEMBER 27, 2024

The Club received a revised bid from Cavanaugh Paving for the paving of La Paloma and the Friant Bridge. Director Jeff Chaney made a motion to approve the cost of the paving of La Paloma and the Friant Bridge in the amount of \$63,400.00. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

12x-b Roads

Collen Minnis reported the paving of La Paloma, and the Friant Bridge is complete. The next project is to put in a 10" drainage pipe from Evergreen to the Keystone Lake to help prevent flooding in that area. Cost of materials will be about \$4,547.00 and the Clubs' maintenance crew will do the work. Since the drainage pipe will go under the road there will be some paving necessary. An estimated total cost is \$8,000.00 to \$10,000.00. Director Jeff Chaney made a motion to approve the project with an estimated cost of \$8,000 to \$10,000 and payment to be made from the Capital Improvements allocated account. Director Stanley Price seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: Dan Diviney; Abstain: None; Absent: Tony Lillak and Dale Smith

On the Phone Poll on September 27, 2024, the costs of paving La Paloma and the Friant Bridge were approved. However, where the funds were to be paid from was not decided. Director Jeff Chaney made a motion to pay for the La Paloma/Friant Bridge project from the Roads Allocated account. Director Stanley Price seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

13. OLD BUSINESS

13a Action Item List September 27, 2024

13b Suggestions for those indebted to SJRC.

President Gary Boswell presented suggestions from the Enforcement Committee for action to be taken against those indebted to SJRC. Director Jeff Chaney made a motion to table any action until staff could provide a detailed breakdown of the amounts owed (dues, assessments, penalties). Director Stanley Price seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None

13c Enforcement Committee recommendations

Moved to closed session.

13d Cell Tower Update

At the October 3, 2024, San Joaquin County Planning Commission Hearing the application by Vertical Bridge for a Cell Tower location at the San Joaquin River Club was denied. Vertical Bridge does have the option of appealing that decision to the San Joaquin County Board of Supervisors.

14. NEW BUSINESS

14a Larry Talarico – Letter regarding his daughter’s delinquent fee

The Club received a letter from Larry Talarico regarding a delinquent fee on his daughter’s account. He asserts he requested that his daughters’ bills be sent to his address. Staff have checked her account, and it has his address on it, but they are unable to determine when the change was made. Director Jeff Chaney made a motion to send Larry Talarico a letter asking him to provide a copy of the billing with the incorrect address on it and then the Board would consider removing any delinquent fees. Director Christy Williams seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

Patty Diviney, Membership Secretary, attended the meeting to inform Board members about the inappropriate behavior of Mr. Talarico towards the office staff. Director Jeff Chaney made a motion to send Mr. Talarico a second letter regarding his inappropriate behavior towards the office staff and that it will not be tolerated. Director Stanley Price seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: Dan Diviney; Absent: Tony Lillak and Dale Smith

14b Letter regarding reminder form for deceased members and 6 mo. requirement

President Boswell presented a draft form letter to be sent to the family of a deceased Member indicating the Clubs’ requirements for someone to become a Member within 6 months for the home to be occupied. Director Jeff Chaney made a motion to approve sending a notice to the family of a deceased Members regarding the Clubs’ membership requirements. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

14c Letter regarding discrepancy found between Bylaws and Resolutions

The Board discussed a discrepancy between Bylaw, Article III, Section 4; and Resolution April 18, 2015 – DEATH BENEFIT NON-MEMBER. In order to make the Resolution agree with the Bylaw the last sentence of the existing Resolution needs to be deleted. The new Resolution will read as follows:

RESOLUTION
OCTOBER 19, 2024
DEATH BENEFIT OF NON-MEMBER

WHEREAS ARTICLE III, SECTION 4 does not address the Associate Member or Family Privilege in the death of a Member;

THEREFORE, BE IT RESOLVED that the non-member resident must apply for Membership within 6 months.

Director Jeff Chaney made a motion to approve the above Resolution October 19, 2024 – DEATH BENEFIT NON-MEMBER. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

15. READING OF MINUTES

15a Special Meeting September 12, 2024

Director Christy Williams made a motion to approve the minutes of the Special Board Meeting held on September 12, 2024. Director Jeff Chaney seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

15b Regular Board Meeting September 21, 2024

Director Jeff Chaney made a motion to approve the minutes of the Regular Board Meeting held on September 21, 2024, as amended. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

16. CONSENT CALENDAR

16a Family Resident request – Alicia Fox for Adrianna Boyd

Member Alicia Fox is requesting a Family Resident Pass for her Granddaughter Adrianna Boyd. Director Jeff Chaney made a motion to approve the request for a Family Resident Pass for Adrianna Boyd. Director Stanley Price seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

16b Associate Member Request – Sharon Quickel for Ashley Quickel

Member Sharon Quickel is requesting her daughter Ashley Quickel be approved as her Associate Member. Director Jeff Chaney made a motion to approve the Associate Member request for Ashley Quickel. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

16c Barbara Craigg – Letter requesting leave of absence.

Barbara Craigg, office secretary, is requesting leave of absence for November 13, 2024, to attend a Memorial. Director Jeff Chaney made a motion to approve the leave of absence on November 13, 2024, for Barbara Craigg. Director Christy Williams seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

16d Andrew Verdoes – Letter requesting permission to put a swing set/play structure on septic expansion lot. Plot plan included.

Andrew Verdoes is requesting permission to put a swing set/play structure on his septic expansion lot. This will not impact his septic system or leach field. Director Dan Diviney made a motion to approve the request to put a swing set/play structure on Mr. Verdoes' septic expansion lot as long as it does not impact his septic system or leach field. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

16e Family Resident Request – Rachel Young for Natasha (Young) Kennard.

Member Rachel Young is requesting a Family Resident Pass for her daughter Natasha (Young) Kennard. Director Stanley Price made a motion to approve the request for a Family Resident Pass for Natasha (Young) Kennard. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

16f Extended Pass request – Miguel Barajas for Christina Bernabe Hernandez

Member Miguel Barajas is requesting an Extended Pass for Christina Bernabe Hernandez, his girlfriend's niece. Mr. Barajas is anticipating having knee surgery and wants Ms. Bernabe to stay in his home while he is having surgery and rehabilitation. The Board reviewed Mr. Barajas' application and felt they needed additional information before approving his request. President Boswell said he would talk to Mr. Barajas and see if he could get more information about the situation. Director Jeff Chaney made a motion to deny the request for an Extended Pass for Christina Bernabe Hernandez. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

16g Family Resident Request – Patricia Ramirez for Brian Ramierz

Member Patricia Ramirez is requesting a Family Resident Pass for her son, Brian Ramierz. Director Christy Williams made a motion to approve the request for a Family Resident Pass for Brian Ramierz. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret

Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

16h Family Resident Request – Catherine Delguidice for Toni Brown Delguidice

Member Catherine Delguidice is requesting a Family Resident Pass for her daughter, Toni Brown Delguidice. Director Jeff Chaney made a motion to approve the request for a Family Resident Pass for Toni Brown Delguidice. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

16i Susie Gardner – Request approval from SJRC B.O.D. to have son/family house sit/care for dogs while on vacation 10/23/24 – 11/11/24.

Susie Gardner is requesting permission for a non-member, her son TJ Gardner and his family house sit and care for her pets while she is on vacation. The Board reminded Ms. Gardner that she will need to get guest passes for her family while she is gone. Director Christy Williams made a motion to approve the request by Susie Gardner. Director Stanley Price seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Jeff Chaney, and Christy Williams. Noes: None; Abstain: Susie Gardner; Absent: Tony Lillak and Dale Smith

16j Susanne Bergesen – Letter Regarding Dues

Ms. Bergesen is having both health and financial problems and is requesting the Board make an exception and allow her to put a reverse mortgage on her home site. Item 7 on the Home Site Permit states: “Said Member shall have no right or power to sell, mortgage, assign or parcel out this contract or any rights or privilege hereby granted, nor any interest therein, nor shall said Member have any right, power or authority to allow or permit any other person or party to have any interest in said home site nor in any right or privilege herein granted.” Director Margaret Howe made a motion deny the request and to send Ms. Bergesen a letter expressing the Boards sympathy with both her health and financial issues, and that she contact office staff regarding possible payment plans available for her delinquent dues with the Club. Director Stanley Price seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

16k Family Resident Request – Wendy Sands for Melissa Cardwell

Member Wendy Sands is requesting a Family Resident Pass for her daughter, Melissa Cardwell. Director Stanley Price made a motion to approve the request for a Family Resident Pass for Melissa Cardwell. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

16l Extended Pass Request – Patricia Tubbs Murphy for Elizabeth Green

Member Patricia Tubbs Murphy is requesting an Extended Pass for her caretaker, Elizabeth Green. Director Stanley Price made a motion to approve the request for an Extended Pass for Elizabeth Green. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

16m Extended Pass Request – Marc Stevenson for Marjorie Whitely

Member Marc Stevenson is requesting an Extended Pass for his girlfriend, Marjorie Whitely. Director Susie Gardner made a motion to approve the request for an Extended Pass for Marjorie Whitely. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

16n Extended Pass Request – Jeff Chaney for LaToya Brown

Member Jeff Chaney is requesting an Extended Pass for his girlfriend, LaToya Brown. Director Dan Diviney made a motion to approve the request for an Extended Pass for LaToya Brown. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, and Christy Williams. Noes: None; Abstain: Jeff Chaney; Absent: Tony Lillak and Dale Smith

Director Susie Gardner made a motion to adjourn the open session meeting at 10:45AM. Director Christy Williams seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney, and Christy Williams. Noes: None; Abstain: None; Absent: Tony Lillak and Dale Smith

Respectfully

Margaret Howe
Secretary
San Joaquin River Club