

OPEN SESSION MINUTES

SAN JOAQUIN RIVER CLUB, INC. MEETING OF THE BOARD OF DIRECTORS SEPTEMBER 21, 2024

President: Gary Boswell Vice President: Dan Diviney
Secretary: Margaret Howe Treasurer: Jeff Chaney
Directors: Tony Lillak, Dale Smith, Stanley Price, Susie Gardner, Christy Williams

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 9:30AM.

8. ADDITIONS AND DELETIONS

- 9a New Member Alicia Fox
- 12l Entertainment Committee Events
- 12r Lakes & Fish Committee Report
- 12v RC Racers Committee Report
- 12x Roads Committee Report
- 13e Expired Extended Passes
- 14f Letter Regarding HVAC system for kitchen and bar
- 14 Bar Issues (moved from closed session)
 - 14a Letter from Hailey Craig
 - 14b Letter from Donna Barbera Diaz
 - 14c Letter from Christy Williams
 - 14d Letter from Heidi Skundberg
 - 14e Bar procedures and rules

9. NEW MEMBER INTRODUCTIONS

New member Alicia Fox 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 Jeff Chaney presented a draft of the August 31, 2024 Treasurers' Report. He reported he had been unable to meet with the Finance Committee to review and finalize the report. Approval of the report was tabled until the October 19, 2024 Board Meeting.

11b - Bookkeeper Heidi Levin - Letter regarding expelled members, delinquent members as well as concerns regarding nonmembers residing on lots of members whom are not in good standing.

The Board of Directors reviewed the letter and backup information provided by Mrs. Levin, but discussed the issue under Item 12 k1

12. REPORTS

12C – Building

12c1 - Letter regarding lot 4A27

The Board received a letter from Paul Lee, Chairman of the Building Committee, regarding work done to car ports on site 4A27 being done with a club permit or a county permit. The site owner is Eryn Bowers. Director Jeff Chaney made a motion to have a letter sent to the site owner explaining the club requirements for permits as well as the need for county permits. Director Stanley Price seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: None

12c2 - Building Permit Jason Santos

The Board reviewed a building permit from Jason Santos to replace his decking and railing on site 1E7 Keystone. This permit will also require a San Joaquin County permit. Director Dale Smith made a motion to approve the building permit. Director Tony Lillak seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: None

12c3 – Building Permit Paul Lee

The Board reviewed a building permit from Paul Lee to put in a 3 foot vinyl picket fence around his front yard on site 2H10 Lakeside. This permit will not require a San Joaquin permit. Director Dale Smith made a motion to approve the building permit. Director Jeff Chaney seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: None

12K – Enforcement

12k1 - Gary Boswell – Letter regarding delinquent members

The Board reviewed the information provided by bookkeeper Heidi Levin regarding expelled and delinquent members and discussed the options available to the Club. President Boswell reported he had been on a committee last fiscal year that was working to take some delinquent members to small claims court. They were waiting on some additional communications from the Club's Attorney, but never heard anything. The Attorney was also supposed to file claims in Superior Court on some of the more

egregious delinquent accounts. After some discussion, the Board decided to reestablish the Enforcement Committee to pursue small claims collections. Members of the committee will be Gary Boswell, Susie Gardner and Valerie Dupich. Director Dan Diviney is to contact the Club's Attorney to get an update.

12k2 - Gary Boswell – Annual Gate Closing Report

The Club held their Annual Gate Closing on September 4, 2024. The crew checked over 100 vehicles coming into the club. There were a few without either a membership card or other appropriate card; Melissa Sands, daughter of Wendy Sands; Natasha Young, daughter of Rachel Young; Lisa Duchene, daughter of Gary Duchene; Mike Haugh, ex-husband of expelled member Gina Haugh and Sylvia Holsten, expelled member. Director Christy Williams made a motion to send letters to Wendy Sands and Rachel Young regarding the need to apply for family passes for their daughters. The applications need to be received in the Club office no later than October 12, 2024 to avoid a late charge. Director Dale Smith seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: None

It was noted by Gary Duchene has picked up a Family Pass application, but has not submitted it for approval. Director Jeff Chaney made a motion to send a letter to Gary Duchene requiring him to submit an application for a Family Pass for Lisa Duchene prior to October 12, 2024 to avoid a \$100 late charge. Director Dale Smith seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: None

Mike Haugh and Sylvia Holsten were referred to the enforcement committee and Director Dan Diviney is to discuss options with the Club's Attorney.

12l1 – Entertainment Committee Report

Judy Haskins, Entertainment Committee Chairman, presented a list of dates for club events they would like to get approved and put on the calendar in the office. The events and dates are:

Halloween Party	10/26/2024
Christmas Party	12/14/2024
New Year's Eve Party	12/31/2024
Break Your Resolutions Dinner	01/25/2025
Valentine Dinner	02/14/2025
St. Patty's Day Party	03/15/2025
Fashion Show Brunch	05/10/2025
4 th of July Picnic	07/04/2025

Director Jeff Chaney made a motion to approve the above events and dates requested by the Entertainment Committee. Director Tony Lillak seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Tony Lillak, Dale Smith,

Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: None

12Q Insurance

12q1 - State Compensation Insurance Fund Treasury & Investments

No report given.

12R Lakes & Fish

The Friant Culvert Project has been completed except for the paving of the bridge which needs to be compacted. Solitude Lake Management has been out and looked at our lakes and taken samples to be tested. A results of the tests along with recommendations and analysis of the results should be ready by the October 19, 2024 Board Meeting. Clean up crews have been working on cleaning up the banks of the lakes in preparation of receiving water from the farmer on Kasson Rd.

12V RC Racers

The RC Racers will be holding races at the Club on October 19th and 20th. The RC Racers Committee will be holding a SJRC Fall Festival on October 19, 2024 from 10AM– 4PM.

12T Memorial Committee

12r1 – President Gary Boswell requested the Info Technology Committee post a search for a committee chairperson for the Memorial Committee on the SJRC, Inc. Facebook page. The item was then tabled until the October 19, 2024 Board Meeting.

12Y Venue

12y1 – Monica Trevino Letter to Board of Directors regarding cost of hall

The Board of Directors reviewed a letter received from Monica Trevino requesting she be allowed the member rental rate for hall for a memorial service for her cousin. Director Jeff Chaney made motion to approve the member rental rate for a memorial service for Monica Trevino's cousin. Director Stanley Price seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: None

12X Roads

Colleen Minnis, chairperson of the Roads Committee, reported they have a bid to pave La Paloma road from Keystone to Joaquin for \$47,800 from Cavanaugh Paving and Grading, Inc. The Board requested Colleen get a bid from Cavanaugh to also pave the Friant Rd. Bridge and then they would review both bids at the same time.

13. OLD BUSINESS

13a – Action Item List: August 17, 2024

Secretary Howe inquired if the plaque for Jimmy's, approved at the July 2024 Board Meeting, has been ordered or received. Former Director Jeff Wagner was supposed to take care of it. As far as anyone knows it has not been ordered or received. The Board then authorized Wendy Burton to order a plaque for Jimmy's expressing the San Joaquin River Club's appreciation for his assistance over the years.

13b - Gary Boswell – letter regarding audit of financial records.

Over the past several months it has been discussed whether or not the Club needs to have an audit of its financial records. An audit was approved several years ago, but never completed. It was noted the Club's CPA does review the Club's financial records every quarter and he does not feel an audit is needed. After some discussion, Director Dan Diviney made a motion to rescind the prior motion for an audit and to have Treasurer Jeff Chaney work with Heidi Levin, Bookkeeper, the Finance Committee and the Club's CPA to provide the Board a budget. Director Dale Smith seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: None

13c – Gary Boswell – Phone Poll 8/21/2024

Jeremy and Heidi Levin are making the following transfers:

Jeremy Levin from site 2E13 Elm to site 2B26 Sequoia

Heidi Levin from site 2E8 Elm to site 2B25 Sequoia

Sites 2B25 and 2B26 formerly belonged to the Paul and Josephine Loyd Estate. After these transfers the Loyd Estate will no longer be a member. Jeremy Levin's site 2E13 Elm and Heidi Levin's site 2E8 Elm will be returned to Treasury. Director Margaret Howe made a motion to approve the transfers. Director Christy Williams seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: None

13d – Excavator financing – Phone Poll 8/18/2024

After reviewing the paperwork for the excavator financing, Director Margaret Howe noticed the 72 month financing option is at 2.99% interest and the 60 month financing option is at 0.00% interest. Director Stanley Price made a motion to amend the motion made at the August 17, 2024 Board Meeting from financing over 72 months to financing over 60 months. Director Margaret Howe seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: Tony Lillak; Absent: None

13e – Expired extended passes

The Board reviewed a list of expired extended passes provided by the office. After reviewing the list Director Stanley Price made a motion to have Secretary Howe write

letters to several members on the list reminding them of their expired status. Director Tony Lillak seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: None

14. NEW BUSINESS

14a – Removed

14b – Gary Boswell – letter regarding site 2B80

President Boswell reported site 2B80 Sycamore, formerly in the name of Anthony De La Rosa, has never been returned to Treasury after Mr. De La Rosa's death. Jamie Lima, Mr. De La Rosa's ex-wife, claims she owns the structure on the site. Per the Club by-laws each Member is only allowed one site and Ms. Lima's membership site is 2B79 Sycamore. Site 2B80 could be of benefit to the Club in several ways and President Boswell would like to see it returned to Treasury. Director Jeff Chaney made a motion to have Director Dan Diviney contact the Club's Attorney regarding its options and to write a letter to Ms. Lima requesting she either remove or surrender all improvements to site 2B80. Director Dale Smith seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: None

14c – Gabriel Goulart letter regarding Club Laundromat issues

The Board received a letter from Mr. Goulart the present status of the laundry room. At the present time of the three washing machines in the laundry room only one is working and this is an ongoing problem. Mr. Goulart suggests the Club look for a new vendor for the laundry room.

14d – Heidi Levin letter to CS Client Support regarding Club Laundromat issues.

Bookkeeper Heidi Levin presented correspondence she sent to CS Client Support Regarding problems with the washing machines in the Club Laundromat and the response she received from them. CS Client Support has the machines scheduled to be installed at the end of November. The Club has an automatic renewing seven (7) year contact with CS Client Support. Director Susie Gardner made a motion to have Director Dan Diviney contact the Club's Attorney and have him review the contact and see if there is a way to cancel it. Director Jeff Chaney seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: None

14e - Jeff Diviney Insurance claim regarding rock damage from mower

The Board reviewed Jeff Diviney's claim regarding damage to his vehicle from rock damage from the Club's mower. Mr. Diviney presented two estimates one for \$2,781.00 and another one for \$2,168.29. Director Jeff Chaney made a motion to accept the lessor

of the two bids and authorize payment from the Club's general fund. Director Dale Smith seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Tony Lillak, Dale Smith, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: Dan Diviney; Absent: None

14f – HVAC System for the kitchen and bar

President Gary Boswell was contacted by Coaches HVAC regarding putting a split system in the bar and kitchen. They charge a \$125 fee to come out and evaluate the Club's needs. If we purchase a system from them they will forego the fee. Director Dale Smith made a motion to have President Gary Boswell schedule an evaluation with Coaches HVAC for a split system for the bar and kitchen. Director Stanley Price seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, and Jeff Chaney; Noes: None; Abstain: Christy Williams Absent: None

14g – Hailey Craigg – Letter regarding altercation in the bar on 9/7/2024

14h – Donna Barbera Diaz – Letter regarding Wendy Burton

14i – Christy Williams – Letter regarding altercation in the bar on 9/7/2024

14j – Heidi Skundberg – Letter regarding altercation in the bar on 9/7/2024

The Board reviewed the above letters as appropriate for information regarding an altercation between Wendy Burton and Christina Tova in the bar on 9/7/2024. After a great deal of discussion and input from several members of the audience, Director Stanley Price made a motion to ban Christina Tova from the bar and all club events for one year. Director Susie Gardner seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: None

14k – Fernando Tova, Jr.

Since Fernando Tova, Jr is not a member of the Club and is an associate member under Christina Tova, Director Jeff Chaney made a motion to ban Fernando Tova, Jr from the bar and all club events or one year. Director Susie Gardner seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: None

14l – Bar rules and procedures

The Board discussed the issues in the bar and decided it would be in the best interest of the membership if a set of rules and procedures for the bar and its patrons is adopted. Directors Stanley Price and Christy Williams offered to work on policies for the bar for review by the Board of Directors.

15. READING OF THE MINUTES

15a – Reading of the Minutes for August 17, 2024

Director Jeff Chaney made a motion to approve the Minutes of the August 17, 2024 meeting as amended. Director Christy Williams seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: None

16. CONSENT CALENDAR

16a – Timothy Garcia – Request to cancel Membership

Member Timothy Garcia has requested that his membership on site 1N50 Yukon be cancelled and the site be returned to Treasury. He is current on all his dues. Director Dan Diviney made a motion to approve the request subject to an inspection of the site and the return of Mr. Garcia's Membership Certificate and Site Permit. Director Jeff Chaney seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: None

16b – Joyce Roughton – Extended Pass request for Rob Goshay

Director Tony Lillak made a motion to approve the request by Joyce Roughton for an extended pass for Rob Goshay. Director Dale Smith seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: None

16c – Sharon Kuderca – Letter regarding delinquent fee

Ms. Kuderca is requesting a \$25 delinquent fee on her July invoice be waived or reversed. After some discussion with the Club's bookkeeper, Heidi Levin, Director Tony Lillak made a motion to deny Ms. Kuderca's request. Director Dale Smith seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: None

16d – Margaret Howe – Request for purchase of Laptop for the Secretary

Ms. Howe is requesting a laptop for use by the Secretary of the Board. It would enable the Secretary to work either at home with less distractions than in the office or possibly the Board Room. Director Stanley Price made a motion to approve the purchase of a laptop for the Secretary's use, a cost of up to \$800 and to coordinate the purchase with the current upgrades planned for the office. Director Jeff Chaney seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: None

16e - Sandra Raimondi – Request for Family Resident Pass for Joseph Mair

Sandra Raimondi has made a request for a Family Resident Pass for her Grandson, Joseph Mair. Director Christy Williams made a motion to approve the request. Director Dale Smith seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: None

Director Tony Lillak made a motion to adjourn the Open Session Meeting of the San Joaquin River Club at 12:32PM. Director Dale Smith seconded the motion and it carried by the following vote; Ayes: Directors Stanley Price, 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

