

President Gary Boswell inquired if the Board was interested in pursuing the expulsion of the following Members who's accounts are delinquent, and they do not own a structure.

Melody Anderson	\$1,255.00
Dwayne Boys	\$1,215.00
Ronald Simon	\$1,093.00

Per the Club's By Laws, we are required to give the member 15 days' notice, and they have the right to be heard before a final vote of expulsion. Director Jeff Chaney made a motion to authorize Secretary Howe to send the above members a 15-day notice and request they appear at the December 21, 2024, Board Meeting. 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, Jeff Chaney, Susie Gardener, and Christy Williams. Noes: None; Abstain: None; Absent: None

12. REPORTS

12c. Building

12c-1 Linda Knudtson- Building Permit Application

Linda Knudtson, 2K13 Maple St, submitted an application to build a 6-foot privacy fence from her house to the back of her lot around new leach lines in grove. This will not require a county permit. Director Tony Lillak made a motion to approve the building permit for Linda Knudtson. 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, Jeff Chaney, Susie Gardener, and Christy Williams. Noes: None; Abstain: None; Absent: None

12c-2 Chadd Holsten – Building Permit Application

Chadd Holsten submitted an application for electrical work on Site 1B28 Redwood. The work will include a new breaker box panel, replace devices and add a dedicated line for a portable air conditioner. This will require a county permit. Director Jeff Chaney made a motion to approve the building permit for Chadd Holsten. 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, Jeff Chaney, Susie Gardener, and Christy Williams. Noes: None; Abstain: None; Absent: None

12c-3 Realignment of Site 2F1 and 2F2 Locust

The building committee measured Sites 2F1 and 2F2 Locust in preparation for a pending sale and discovered the boundary line on site 2F1 intersects a deck built in 1994. To correct this discrepancy, the building committee is suggesting the point of the site be squared off, creating a setback of 10 feet between the deck and the boundary line. **RESOLUTION DECEMBER 21, 2024, RE-ALIGNMENT OF SITE BOUNDARIES**, Revised from February 17, 2024, will need to be updated by adding the following line:

Site 2F1 Rear boundary 154 ft Front boundary 173 ft West boundary 15 ft in East boundary 79 ft 6 in.

Director Tony Lillak made a motion to update “Resolution December 21, 2024, Re-Alignment of Site Boundaries, Revised from February 17, 2024, by adding **Site 2F1 Rear boundary 154 ft Front boundary 173 ft West boundary 15 ft in East boundary 79 ft 6 in.** 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, Jeff Chaney, Susie Gardener, and Christy Williams. Noes: None; Abstain: None; Absent: None

12d. Bylaws/resolution

Carole Walden, Chairperson of the Bylaws/resolution committee, was present to discuss By Law proposals for next year’s election. The committee is currently discussing changes to monthly fees for Associate/Family Members, a road assessment fee, a well assessment for electrical service and motorcycle/electric bicycles. They hope to have something available for review by the Board at the December 21, 2024, Board Meeting.

12r. Lakes & Fish

Susie Gardner, Chairperson of the Lakes and Fish Committee, reported that her son is a member of the Painters & Tapers Union, and the Union has a Volunteer Workday program to enable members to qualify for additional benefits. She has verified that the San Joaquin River Club is eligible to participate in the program. She will check to make sure volunteers will be covered under insurance through the Union and see if a date can be scheduled for a Saturday in March 2025. She will also have a report from Solitude Lakes at the December 21, 2024, Board Meeting.

13. OLD BUSINESS

13a – Action Item List

13a-1 Laundry Room Issues

Dan Diviney reported that the Club’s attorney reviewed the contract with CSC ServiceWorks, and it can be cancelled with 30 days’ notice. The Board requested Dan do some research on a replacement service for the laundry room and contact the Club’s attorney to write a letter to CSC ServiceWorks to cancel the current contract.

13b Gary Boswell- Letter regarding dissolution of the Memorial Fund.

The Memorial Fund was partially funded by moving funds from the Security Fund and the Playground Fund. President Gary Boswell after researching the funds in the Memorial Fund it was discovered that \$100 was a donation into the Security Fund. After some discussion, it was decided by consensus of the Board to maintain the Memorial Fund and use those funds for the maintenance of the gazebo.

At 11:02am, Director Tony Lillak made a motion to take a short break. 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, Jeff Chaney, Susie Gardener, and Christy Williams. Noes: None; Abstain: None; Absent: None

The Board returned to open session at 11:17am

13c Hailey Larson – Frozen Lot 2N11

At the October 19, 2024, Board Meeting, Hailey Larson was approved as a member on Site 2N11 Sunset. It was later discovered that 2N11 is a frozen lot. Director Tony Lillak made a motion to unfreeze lot 2N11 Sunset. 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, Jeff Chaney, Susie Gardener, and Christy Williams. Noes: None; Abstain: None; Absent: None

14. NEW BUSINESS

14a. PHONE POLL 10/22/204 - REGARDING MIGUEL BARAJAS

At the October 19, 2024, Board Meeting, Miguel Barajas applied for an extended pass for Christina B. Hernandez and included a letter explaining the circumstances. The Board denied the application and requested that President Boswell contact Mr. Barajas to get more information. After contacting Mr. Barajas, it was discovered that Christina, her fiancé, and their son had already moved into the house. President Boswell and Vice President Diviney met with Mr. Barajas and the fiancé, Donald Reed, and explained that they are breaking Club rules and since Mr. Barajas does not live here the request for a pass was denied. Mr. Barajas and Mr. Reed indicated the couple has nowhere to go and it would take some time for them to leave.

Director Christy Williams made a motion to send a first warning letter to Miguel Barajas indicating he has been warned about illegals living in his home. 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, Jeff Chaney, Susie Gardener, and Christy Williams. Noes: None; Abstain: None; Absent: None

14 b. Jacquelyn Mohr- Regarding Rescind membership (Treasury site #1A31 Redwood)

Member Jacquelyn Mohr has requested that her membership be rescinded. Her account is currently past due \$490.00. Director Jeff Chaney made a motion to send Ms. Mohr a letter telling her that if she pays her dues portion of the past due bill (\$365.00) within 30 days, they will waive her late fees and rescind her membership. 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, Jeff Chaney, Susie Gardener, and Christy Williams. Noes: None; Abstain: None; Absent: None

14c. Gary Boswell- Letter Regarding Designation of Good standing members for Nominating committee. (ARTICLE XI)

President Boswell called for nominations for Members in Good Standing to service on the Nominating Committee. The nominees are:

<u>Director</u>	<u>Nominee</u>
Gary Boswell	KC Roberson Jason Santos
Dan Diviney	Dennis Rache Les Rowe
Susie Gardner	Leslie Lee

Margaret Howe	Ann Thur
Jeff Chaney	Mike McBride
Christy Williams	Cynthia Wyatt
Tony Lillak	Connie Alvarez
Dale Smith	None
Stanley Price	None

President Boswell will contact the nominees and convene the nominating committee.

14d. PHONE POLL REGARDING SAILOR HOUTZ (PAYMENT CONTRACT-APPROVED)

Member Sailor Houtz has requested a payment contract for his indebtedness of \$525.00. He agrees to pay \$100.00 per month and promises to pay his January dues on time. Director Christy Williams made a motion to accept the payment contract from Sailor Houtz. 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, Jeff Chaney, Susie Gardener, and Christy Williams. Noes: None; Abstain: None; Absent: None

14E. PHONE POLL REGARDING COSTS & COMPANY FOR COMMUNIQUE

The cost to print, staple and fold the Communiques in black and white through the same company that does the newsletters is \$270.89. Director Jeff Chaney made a motion to approve having the Communique printed. 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, Jeff Chaney, Susie Gardener, and Christy Williams. Noes: None; Abstain: None; Absent: None

14f. Gary Boswell- letter regarding SJRC Affidavit and Release

The Board discussed the need to have the SJRC Affidavit and Release notarized. Director Susie Gardner pointed out that all affidavit's need to be notarized in order to be legal. No action was taken.

14g Deleted

14f Gold Star Mothers

The Club received a "Thank you" letter from the Gold Star Mothers for allowing them to use the Club house for Bingo Fundraiser.

15. READING OF THE MINUTES

15a Reading of the minutes for October Board Meeting

Director Tony Lillak made a motion to approve the minutes as presented. 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, Jeff Chaney, Susie Gardener, and Christy Williams. Noes: None; Abstain: None; Absent: None

16. CONSENT CALENDAR

16a Deleted

16b Cookie Exchange, Sunday, 12/22/24

Debbie Lebanik is requesting to permission to have community Cookie Exchange on Sunday, December 22, 2024, in the Hall from 3pm – 5pm. Director Stanley Price made a motion to approve the Cookie Exchange. 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, Jeff Chaney, Susie Gardener, and Christy Williams. Noes: None; Abstain: None; Absent: None

16c Request to Close Office on Saturday, 11/30/24

The office staff is requesting the office be closed on Saturday, November 30, 2024. Director Tony Lillak made a motion to approve the office being closed on November 30, 2024. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes: Directors Stanley Price, Tony Lillak, Dale Smith, Margaret Howe, Jeff Chaney, Susie Gardener, and Christy Williams. Noes: None; Abstain: Dan Diviney; Absent: None

16d Venue – Charlene Mavraedis

Director Tony Lillak made a motion to approve the Venue Request from Charlene Mavraedis for a wedding/reception using the kitchen and hall on January 4, 2025. 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, Jeff Chaney, Susie Gardener, and Christy Williams. Noes: None; Abstain: None; Absent: None

16e Venue – Sally Zavala

Director Dale Smtih made a motion to approve the Venue Request from Sally Zavala for a wedding/reception using the hall on December 1, 2024, subject to Ms. Zavala providing proof of insurance. 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, Jeff Chaney, Susie Gardener, and Christy Williams. Noes: None; Abstain: None; Absent: None

16f Refund Anthony Silva

Anthony Silva is requesting a refund of one half the fee charged him for a party held in the hall in September 2024. Director Dale Smith made a motion to approve the refund. 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, Jeff Chaney, Susie Gardener, and Christy Williams. Noes: None; Abstain: None; Absent: None

Director Tony Lillak made a motion to adjourn the open session meeting at 12:13pm. 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, Jeff Chaney, Susie Gardener, and Christy Williams. Noes: None; Abstain: None; Absent: None

The Board then returned to Closed Session at 12:15pm.

Respectfully

Margaret Howe
Board Secretary
San Joaquin River Club