OPEN SESSION MINUTES

SAN JOAQUIN RIVER CLUB, INC.
MEETING OF THE BOARD OF DIRECTORS
APRIL 18, 2026

President: Gary Boswell Vice President: Paul Lee
Secretary: Margaret Howe Treasurer: Susie Gardner
Directors: Harry Lawrence, Carol McConnell, Dale Smith, and Joe Medina,
Absent: 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 95304. Meeting called to order by President Gary Boswell at 9:30 AM.

8. ADDITIONS AND DELETIONS

9. NEW MEMBER INTRODUCTION

10. BOARD REQUEST TO APPEAR

a. 10:00 am Hailian Weng

Ms. Weng was not present at the meeting. Member Hailian Weng applied and received a club permit at the September 20, 2025, Board Meeting for a 20'X 5" by 4' high chain link fence for a chicken run. Ms. Weng has since installed a structure (chicken house) on her property line next to her neighbor's garage. After some discussion, Director Dale Smith made a motion to send Ms. Weng a letter requesting she remove the structure and reapply for a building permit for a fence. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes: Directors Harry Lawrence, Carol McConnell, Dale Smith Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

b. 10:30 am Cecil Elliot Est.

No one was present from the Cecil Elliot Estate to discuss the issues of delinquent dues or the condition of the property. The Estate received both a Derelict Home Site Notice and a Request to Appear in March 2026. Director Susie Gardner made a motion to send the Estate a letter informing them that if the property is not cleaned up within 30 days the San Joaquin River Club will hire someone to clean up the Site and bill the Estate for all costs including administrative fees incurred by the Club. The Estate will be fined $100.00 for not attending the Meeting and a penalty of $100.00 for not cleaning up the Home Site and request someone attend the May 16, 2026 Board Meeting. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes: Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

c. 10:45 am Larrabe Est.

No one was present from the Larrabe Estates. Director Carol McConnell made a motion to fine the Larrabe Estates $100.00 each for not attending the meeting and to send them another

request to appear at the May 16, 2026, Board Meeting. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes: Directors Dale Smith, Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

11. FINANCE REPORT

a. Treasurers Report

The Board reviewed the Treasurers Reports for February and March 2026. Director Carol McConnell made a motion to accept the Treasurers Reports as presented. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes: Directors Dale Smith, Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

Treasurer Susie Gardner reported she had reviewed costs in the bar and felt an increase in price would be appropriate. She suggested $0.50 per drink and $1.00 for food items containing meat. Director Susie Gardner made a motion to approve the increases as suggested. Director Paul Lee seconded the motion, and it carried by the following vote: Ayes: Directors Dale Smith, Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

b. Collections

Treasurer Susie Gardner reported she had no new information to report on collections.

12. REPORTS

***** Admin CHROM 6 — Carol Waldon

The Chrom-6 Committee had no new information to report.

a. Bar — Bev Kessler

Bar Committee Chairperson Beverly Kessler requested the both Member Christina Tova and Non-Member (guest) Rein Lenhart be banned permanently from the bar for inappropriate behavior. Director Paul Lee made a motion to send a letter to Christina Tova informing her she has been permanently banned from the bar and a letter to Cynthia Wyatt that her grandson, Rein Lenhart , has been permanently banned from the bar. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Dale Smith, Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

Ms. Kessler also reported that the bar passed it's annual San Joaquin County health inspection with no violations.

c. Building — KC Robinson

1. LTR reg.4E14 Rainbow Dr.- Pool violation

Building Committee Chairperson KC Robinson reported an above ground swimming pool has been installed on Site 4E14 Rainbow Dr. without a club permit. President Gary Boswell talked to the Member on that Site, but as of today the pool is still there. The Club's Building Regulations, Section 2.11, states that pools larger than 2'X10' need Board and Committee approval, they require a 5' fence with a self-closing and self-latching gate and evidence of a minimum of $300,000.00 of insurance coverage naming the Club as an additional insured. Director Carol

McConnell made a motion to send First Warning to April Golden, the member on the Site, regarding the pool violations and to have them fixed prior to the May 16, 2026, Board Meeting. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes: Directors Dale Smith, Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

e. Campgrounds Dale Smith

The Club received a request from Member Fara Alvarez for an extended stay in the campgrounds for her guest Carla Driggers. She is requesting a 2-month extended stay. Ms. Driggers and her children have just relocated from Tennessee and are looking for a permanent place to stay. Director Paul Lee made a motion to approve a one-month stay, contingent on Ms. Driggers picking up a membership packet and the Club Bylaws and Resolutions prior to the May 16, 2026. Since Ms. Driggers is tent camping, she is to pay a rate of $20.00 per night in advance and her extended stay will be reviewed at the May 16, 2026, Board Meeting. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes: Directors Dale Smith, Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

f. Car Show Carol McConnell

Car Show Committee Chairperson reported on the upcoming 20th Annual Car Show on April 25, 2026. No action was taken.

v. Island Committee Tod Gardner

1. 2nd Annual Day on the Island OCT 10, 2026

The Island Committee will be holding their 2nd Annual Day on the Island on October 10, 2026. No action was taken.

z. Water & Wells Dan Diviney

President Gary Boswell announced that long-time Water & Wells Committee Chairperson Dan Diviney has formally resigned. President Boswell will be appointing a new chairperson.

hh. Derelict Homesite

1. Martha Orr, LTR to President Gary Boswell reg. 2H1 Lakeside Dr.

Member Martha Orr wrote a letter to the Board regarding the overgrown backyard of 2H41 Lakeside. She is concerned about a possible fire hazard as well as the appearance. Director Susie Gardner made a motion to send the member on the Site, Jerri Ann Brown, a First Warning of Derelict Homesite. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes: Directors Dale Smith, Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

2. Wayland Rogers First Offense 2026- Overgrown vegetation (Trimmings in Grove)

Director Carol McConnell made a motion to send Wayland Rogers a First Warning of Derelict Homesite for trimmings dumping trimming in the grove behind his Home Site, and since Mr. Rogers has received numerous warnings over the years giving him 30 days to clean up the trimmings or he will be fined. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Dale Smith , Harry Lawrence, Carol McConnell, Paul Lee, Susie

Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

3. Carolyn Cardoza First Offense- Overgrown vegetation (Tree Trimmings)

Director Carol McConnell made a motion to send Carolyn Cardoza a First Warning of Derelict Homesite for trimmings on her lot and give her 60 days to clean it up or be fined. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes: Directors Dale Smith, Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

4. John Larrabe Estate Overgrown vegetation (Tree Trimmings)

Director Paul Lee made a motion to send the John Larrabe Estate a First Warning of Derelict Homesite for trimmings on the lot. Director Dale Smith seconded the motion. After some additional discussion regarding the condition of the lot Director Paul Lee rescinded his motion. Director Susie Gardner made a motion to send the Estate notice that due to the Board's concerns about the trimmings and overgrown vegetation being a fire hazard, the Club's maintenance crew would clean up the lot and bill the Estate for all costs incurred. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes: Directors Dale Smith, Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

5. Fred Goodwin Estate First Offense- Overgrown vegetation & Dangerous material (Unsightly Fence)

Director Paul Lee made a motion to send George Goodwin, who handles the Fred Goodwin Estate, a First Notice of Derelict Homesite giving him 60 days to clean up the lot and repair the unsightly fence. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes: Directors Dale Smith, Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

Director Susie Gardner suggested the Board should thank and recognize Member Stella Corso for her work cleaning up and redecorating the women's bathroom in the Clubhouse. The Board agreed and authorized Secretary Howe to send a letter recognizing her work.

13. OLD BUSINESS

a. Action Item List

The Board reviewed the Action Item List from the March 21, 2026, Board Meeting.

b. Discussion: Cell Tower Update

President Gary Boswell reported he received communication from the Vertical Bridge that they expect to start construction on the Cell Tower by the end of May. No action was taken.

c. Nutria Eradication Program permit request- renewal

The Club has received a request from the California Department of Fish and Wildlife (CDFW) to renew a Temporary Entry Permit (TEP) for the CDFW to conduct nutria surveys and/or trapping on Club property. The previous permit expired on December 31, 2023. Director Paul Lee made motion to approve a TEP valid through December 31, 2030, and authorize President Gary Boswell to sign the document. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes: Directors Dale Smith, Harry Lawrence, Carol McConnell, Paul Lee,

Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

d. Follow-up discussion on req. to submit building plans and county permit - Nina Edson

Member Nina Edson has not complied with repeated requests from the Board to submit copies of the building plans, as submitted to the county, or a copy of the San Joaquin County building permit. She also does not have a Club building permit that includes the entire scope of work being done to her home. Director Paul Lee made a motion to fine Ms. Edson $125.00 for failure to apply for a Club Building Permit prior to starting work on her home, $125.00 for not providing the requested documentation and giving her 30 days to apply for a Club Permit and provide the required documentation. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Dale Smith, Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

e. Updates on Illegal guests

Illegal Guests

1. Wendy Weaver – Ms. Weaver has applied for Family Resident Passes for both her son and her daughter-in-law.

2. James Raybourn – The Board discussed with Denise Raybourn the need for passes for all non-members living in the home. She agreed to apply for extended passes for her guests prior to the May 16, 2026, Board Meeting. No action was taken, but the Board will review it at the May 16, 2026, meeting.

3. Miles Hadley – No action was taken.

No Members Living in Home

1. Cleto Quiroga's Estate – No additional action taken, currently being fined $300 per month until corrected.

2. Cherish Moniz Estate - No additional action taken, currently being fined $300 per month until corrected.

3. Ellen Wallace Estate - No additional action taken, currently being fined $300 per month until corrected.

4. Phyllis Thompson Estate – No additional action taken, currently being fined $500 per month until corrected.

5. Ethel Johnson Estate – Currently being fined $500 per month until corrected. Letter to be delivered to occupants regarding as a non-member they are not entitled to any club benefits or activities.

6. Stacy Quintana – No additional action taken, currently being fined $300 per month until corrected.

7. Dwayne Harris – Received letter in March 2026, but no response. President Boswell to contact Mr. Harris.

14. NEW BUSINESS

a. Donna L. Barbera Diaz- Formal Request for Equal Access to Official Club Communications

Member Donna L Barbera Diaz is requesting access to the SJRC, Inc Facebook page. She has been banned in the past for inappropriate comments. After some discussion, the Board rescinded her ban provided she abides by the rules of the page.

b. Libby Bode- Broken Window

Member Libby Bode was present to discuss with the Board the replacement of a broken window on her house at 1K34 Coronado Rd. while maintenance was mowing the lot next door. The Club hired D&C Roadrunner Glass to replace the broken window, but Ms. Bode refused to let them on her property. After much discussion, Director Paul Lee made a motion to table the item until the May 16, 2026, Board Meeting. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Dale Smtih, Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

Director Dale Smith left the meeting at 11:30 AM

c. Arlene Faile- Banner Req. for Jacob Faile

Member Arlene Faile is requesting she be allowed to put up a 2'X4' banner in front of the Clubhouse in the flowerbed welcoming home her son, Jacob, when he comes home from basic training in the United State Marine Corps. She would like to put the banner up on May 5th and would remove it on May 15th. Director Harry Lawrence made a motion to approve the request. Director Paul Lee seconded the motion, and it carried by the following vote: Ayes: Directors Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams and Dale Smith

d. Joel Williams and Sons- Riding dirt bike in club

The Club received a letter from Member Steve Riddle reporting he had seen Member Joel Williams and his sons riding dirt bikes around the lake. Director Carol McConnell made a motion to send Joel Williams a First Warning regarding riding dirt bikes on club property and to send Mr. Williams a copy of the rules. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams and Dale Smith

e. Margaret Jose- req. permission to represent Patrick Jose/ reg. letter to Patrick Jose at April 18th meeting.

Margaret Jose presented a letter from her son, Patrick Jose, to represent him at the Board Meeting. Patrick received a letter from the Board in March regarding tree trimmings on the lot behind Margaret Jose's home. Ms. Jose informed the Board that the trimmings are from a Club tree located on the lot and her son did not place them on the lot. She requested the Board send an apology letter to her son. Director Margaret Howe made a motion that the Club send Patrick Jose a letter of apology. Director Susie Gardner seconded the motion, and it carried by the

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

f. Bookkeeper Heidi Levin – New Members with unpaid dues (Alondra Santana & Corey Anderson)

a. Alondra Santana

Alondra Santana's membership was approved in November 2025. She has not paid dues since her membership was approved, Bookkeeper Heidi Levin is requesting the Board send her a letter regarding her delinquency. Director Carol McConnell made a motion to send Ms. Santana a letter regarding her delinquency and giving her 30 days to pay her account current or the Board would start the expulsion process. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams and Dale Smith

b. Cory Anderson

Cory Anderson's membership was approved in May 2025. He paid his July 2025 dues but has not paid his January 2026 dues. He is currently living in Pennsylvania and Bookkeeper Heidi Levin is worried about his delinquency. Director Carol McConnell made a motion to send Mr. Anderson a letter regarding his delinquent account. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams and Dale Smith

15. READING OF THE MINUTES

a. Reading of the minutes – General Meeting March 8, 2026

Director Carol McConnell made a motion to approve the minutes of the March 8, 2026, General Session Meeting as presented. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes: Directors Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams and Dale Smith

b. Reading of the minutes – Open Session Board Meeting March 21, 2026

Director Carol McConnell made a motion to approve the minutes of the March 21, 2026, Open Session Board Meeting as presented. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams and Dale Smith

16. CONSENT CALENDAR

1. EXT.PASSES

a. Caitlynn Goodin-Robert Boston
b. Richard J Chaney- Latoya Brown
c. Marc Stevenson- Marjorie Whitley
d. Joyce Roughton – Robert Goshay

Director Paul Lee made a motion to approve the above Extended Passes. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes: Directors Harry

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

2. FAM.PASSES

a. Wendy Weaver- Angela Laster & Mathew Weaver
b. Bernardete Silveira – Kimberly Silveira Woodward
c. Pablo Padilla- Brenda Padilla

Director Paul Lee made a motion to approve the above Family Resident Passes. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes: Directors Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams and Dale Smith

3. ASSOCIATES PASSES

a. Colleen Minnis – Earlene Minnis

Director Paul Lee made a motion to approve the above Associate Pass. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes: Directors Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams and Dale Smith

Director Carol McConnell made a motion to adjourn the meeting at 11:58AM. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Directors Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams and Dale Smith

Respectfully,

Margaret Howe
Board Secretary
San Joaquin River Club