OPEN SESSION MINUTES

SAN JOAQUIN RIVER CLUB, INC.
MEETING OF THE BOARD OF DIRECTORS
MARCH 15, 2025

President: Gary Boswell Vice President: Dan Diviney
Secretary: Margaret Howe Treasurer: Jeff Chaney
Directors: Stanley Price, Tony Lillak, Dale Smith, Susie Gardner, 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 10:15 AM.

8. ADDITIONS AND DELETIONS
12c-5 Permit for Caitlynn Goodin
12r. Lakes & Fish Workday
12dd Laundry – Washers & Dryers
13i Explanation of Membership/Shareholder
14d Meet the Candidates and Volunteer Appreciation Dinner
14e Clean up Site 1K23Juniper
16i Rental Agreement 2H2 Lakeside

9. NEW MEMBER INTRODUCTION

There were no new members present to be introduced.

10. BOARD REQUEST TO APPEAR

10a Jeff Wagner 10:00 a.m.

Jeff Wagner was not present at the meeting. Director Susie Gardner made a motion to send Jeff Wagner another letter requesting his appearance at the April 19, 2025, Board Meeting to discuss the need for an Extended Pass for Kayla Wimpy or he will be assessed a penalty. 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

10b Amanda Watson 10:15 a.m.

Amanda Watson was present to discuss the need to have a member living in the home at 4A25 Rainbow. Amanda's son is currently living in the home but is not a member. Director Jeff Chaney made a motion to table the issue for 90 days to give Amanda's son time to apply for membership on site 4A25 Rainbow. 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

10c. Cleto Quiroga Est. – Norma Velazquez 10:30 a.m.

Norma Velazquez was present to discuss the need to have a member living in the home at 1K21 Juniper. The property is currently for sale but no one living in the home is a member. Director Susie Gardner made a motion to give the Quiroga Estate 90 days for someone to file a membership application. 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

10d**.** Cherish Moniz Est.- Stacy Moniz 10:45 a.m.

No one from the Cherish Moniz Estate was present to discuss the issue of needing a member living in the home 4A26 Rainbow. It has been reported that there are 4 adults and 2 children and an extremely aggressive dog living in the home. Director Susie Gardner made a motion to have Director Tony Lillak get contact information for Larry Moniz, Jr. and have Secretary Howe send Mr. Moniz a letter requesting his appearance at the April 19, 2025, Board Meeting. 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 Susie Gardner made a motion to send the Cherish Moniz Estate another letter requesting their appearance at the April 19, 2025, Board Meeting to address the issues of no member living in the home and the aggressive dog or the club will assess penalties. 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

10e**.** Ellen Wallace Est**.** 11:00 a.m.

George Wallace was present to discuss the issue of no member living in the home at 2B38 Sequoia. Mr. Wallace said he needs to get some things taken care of with the rest of the family, but he intends to file for membership. No action will be taken if Mr. Wallace files for his membership.

11. FINANCE REPORT

11a.Treasurer’s Report/Customer Balance Sheet

Treasurer Jeff Chaney presented the final Treasurer's Report for the month of January 2025. Director Stanley Price made a motion to approve the January 31, 2025, Treasurer's Report as presented. 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

Treasurer Jeff Chaney presented the Treasurer's Report for the month of February 2025. Director Stanley Price made a motion to approve the February 28, 2025, Treasurer's Report as presented. 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

12. REPORTS

12C Building

12c-1 Building committee letter regarding member files and building regulations.

Paul Lee, Building Committee Chairperson, reported that the committee occasionally gets requests from Members to view the building files of another Members Site. The Committee would like to make the following addition to Section 1.2 Members of the Building Regulations:

We consider the building files to be the records of the Member's personal property. Any member wishing to view another Member's records must have the written permission of the Member of record.

Director Dale Smith made a motion to accept the changes as requested by the Building Committee. 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

12c-2 Inspection of Docks 2H4 Lakeside/2J2 Lakeside (recommended removal)

The Building Committee has inspected the Club's docks, most were in decent condition, however they have concerns about some and made the following recommendations:

2H4 Lakeside – The right-side handrail is disconnected, it is rotted at the posts and several boards are rotted, loose missing. Since the dock is unclaimed the Committee is recommending removal. Director Dale Smith made a motion to remove the dock at 2H4 Lakeside. 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

2J2 Lakeside – Small floating dock sunken at one corner, the decking is peeling up and the handrails on the ramp are loose.

Director Tony Lillak said he would take care of the repairs needed to the dock.

2Q9 Saratoga – The dock needs repairs and is claimed by Joe Medina. Member Tod Gardner said if Joe needs help with the repairs he would help him. Director Dale Smith made a motion to send a letter to Joe Medina regarding the need for repairs to the dock and that Tod Gardner would be willing to help if needed. 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

12c-3 Building Permit for Susie Gardner/ Install swing doors on car port.

Susie Gardner has applied for a permit to install swing doors on the car port at 1E22 La Paloma. This permit will require a county permit. Director Dale Smith made a motion to approve the permit. Director Stanley Price seconded the motion, and carried by the following vote: Ayes; Directors Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Jeff Chaney and Christy Williams; Noes: None; Abstain: Susie Gardner; Absent: None

12c-4 Building Permit for Henry Marin/ Add door to carport.

Henry Marin has applied for a permit to install wood garage door to his carport at 2B43 Sierra Trail. This permit will 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 Stanley Price, Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: None

12c-5. Building Permit for Caitlynn Goodin/4-foot fence

Caitlynn Goodin has applied for a permit to install a 4-foot wood/wire fence at 1A118 Redwood. The requested location is five and half feet onto Club property and will require a variance. This permit does not require a county permit. Director Tony Lillak made a motion to approve the permit and the variance. 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

12E. Campground

12e-1. Campground Report provided by Christy Williams

Director Christy Williams reported the campground continues to have problems with vandalism and theft and would like to install steel doors on the bathrooms. Once the new doors are installed, they would also like to see the doors locked with a code that would only be used for paying campers. The Board approved the request by acclamation.

After some discussion regarding the use of the bathrooms by groups other than the paying campers. Director Dale Smith made a motion to keep the non-refundable fee of

$50.00 to reserve the covered patio area, an additional fee of $50.00 if the bathrooms are required and a refundable amount of $25.00 if the bathrooms are left clean. 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

The Board requested the Campground Committee provide a draft venue agreement for the use of the covered patio area for review by the Board at the April 19, 2025, Board Meeting.

12R**.** Lakes & Fish

Susie Gardner, Lakes & Fish Chairperson, reminded the Board of the scheduled workday on March 22, 2025.

The Board took a break at 12:11PM and returned to the open session at 12:25PM

12Y**.** Venue

12y-1 Dwayne Boys Memorial 03/22/25

Director Stanley Price made a motion to approve the venue request for a Memorial Service for Member Dwayne Boys on March 22, 2025. 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

12y-2 Victor Huerta Birthday 06/07/25

The Board reviewed the venue request for a birthday party for Victor Huerta. The Venue Rental Agreement does not appear to be complete, it does not show if a deposit was received or if an ABC fee was paid. Director Susie Gardner made a motion to table approval of the request until more information can be provided. 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

12dd Laundry

Jeff Chaney, Laundry Chairperson, reported the new washers and dryers for the laundry room are expected to be delivered on March 29, 2025. Director Dan Diviney reported he sent a certified letter to CSC requesting they remove the old machines by March 24, 2025, and it was returned to the Club unsigned.

13 OLD BUSINESS

13a Action Item List

The Board reviewed the Action Item List from February 15, 2025.

13b Shop equipment list of vehicles and needed repairs

President Gary Boswell presented the following list of equipment in need of repairs by order of priority:

1. Backhoe – Engine needs to be pulled and have the timing set
2. Donated Ford Truck – Fuel Tanks need to be cleaned and reinstalled
3. New Holland Tractor – Needs repair to Rear-end/differential/PTO
4. John Deere Tractor – Need Clutch repaired
5. Case Tractor – Minor Repairs.

Director Jeff Chaney made a motion to approve getting an estimate for repairs to the Backhoe, (Item 1) up to $500.00. 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

13c ISSUE OF IMPORTANCE: Request for well pumps reinstatement from 02/16/19. (Billings will begin July 2025)

President Boswell discussed the need to reinstate the well pumps resolution from February 16, 2019. A justification letter was mailed with the call to meeting notice for the General Meeting held on March 22, 2025. The Board also discussed the need during the January 18, 2025, Regular Board Meeting. Director Susie Gardner made a motion that in order to keep the Club solvent, the Well Pumps Resolution from February 16, 2019, be reinstated effective with the July 1, 2025, billing. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes; Directors Tony Lillak, Dale Smith, Dan Diviney, Margaret Howe, Susie Gardner, and Jeff Chaney; Noes: Stanley Price and Christy Williams; Abstain: None; Absent: None

3-15-25 Well Pumps
Reinstated from February 16, 2019

WHEREAS the monthly utilities payments for the Club well pumps have become as issue of importance. The Board has levied an assessment for the specific purpose of paying the utilities necessary to operate the Club’s well pumps.

THEREFORE, BE IT RESOLVED, billings will begin July 2025 using the prior six (6) month payables. These figures will be equally divided for payments with the July and January billing cycle. The assessment shall only be used to pay for utilities necessary to operate well pumps from a designated Allocated account titled Well Pumps.

13d Follow Up on Illegal guests, late guest passes and no members living in home.

The Board reviewed the list of illegal guests, late guest passes and no member living in the home.

Illegal Guests

Member Ann Thur still has not applied for a Family Resident Pass for her daughter Chloe. Ms. Thur was present at the Board Meeting and the Board discussed the issue with her and requested that she complete the paperwork for a Family Resident Pass for her daughter and turn it into the office before April 12, 2025, so it can be included in the April 19, 2025 Board Meeting.

Member Stacy Quintana needs to apply for a Family Resident Pass for her son who is living with her. Director Jeff Chaney made a motion to send Ms. Quintana a letter notifying her of the need for a Family Resident Pass for her son.

Late Guest Passes

Member Maxwell Hansen has received several notices regarding the need to renew his guest pass for Angelina Geoken. Director Jeff Chaney made a motion to send Mr. Hansen a notice requesting his appearance at the April 19, 2025. 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

Member Robert Rucker has applied for a guest pass for Christina Moon, but he has other people living in his home over 21 years of age and they need passes also. Director Christy Williams made a motion to send Mr. Rucker a notice informing him of the need for passes for all individuals living in his home over 21 years of age. 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

Member Jasmine Mack has been informed of the need for a guest pass for Hayleigh Taylor.

Corey Anderson is currently making payments on behalf of the Candas Mae Anderson Estate. He has not signed a payment contract.

Melody Anderson has made a couple of payments on her account and Bookkeeper Heidi Levin has sent her a notice requesting she complete a payment contract.

13e Letter to B.O.D from Mrs. Goulart reg. Washers

The Board received a letter from member Mrs. Goulart regarding the washers not working in the laundry room. Director Jeff Chaney made a motion to send her a letter thanking her for the information and that the Board is working on solving the problem. 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

13f President Gary Boswell- Guest and Family Passes

President Boswell presented a draft resolution regarding possible changes to the Family Resident Passes and the Extended Guest Passes. Director Susie Gardner made a motion to table the item until the April 19, 2025, Board Meeting. 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

13g Ann Thur- Response letter to B.O.D

Member Ann Thur was present to request that the letter written to her regarding issues in the bar be removed from her file. Director Susie Gardner made a motion to approve the removal of the letter from her file. 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

13h Heidi Skundberg- Response letter to B.O.D

Member Heidi Skundberg was present to request that the letter to her regarding issues in the bar be removed from her file. Director Susie Gardner made a motion to approve the removal of the letter from her file. 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

13i Explanation of Membership/Shareholder

Director Susie Gardner presented an informational article on the differences between Members/Shareholders in a non-profit organization.

14. NEW BUSINESS

14a Reports of disorderly conduct involving Miles Hadley & four unidentified teenagers.

President Boswell reported that January 25, 2025, he was called by a member regarding Miles Hadley driving erratically in the campgrounds and on the lawn behind the large parking lot. President Boswell checked the area to confirm the report. It was reported again February 18, 2025, that Miles “spinning donuts” behind the clubhouse. After some discussion, Director Jeff Chaney made a motion to rescind Miles Hadley’s pass and that Miles be banned from being on any Club property, he will only be allowed to drive from the front gate directly to visit homes of family members. Director Susie Gardner seconded the motion, and it carried by the following vote. 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

14b President Gary Boswell- Needed Policy request reg. membership on sites, not on structures of sites.

This item was tabled until the April 19, 2025, Board Meeting

Director Dale Smith left the meeting

14c President Gary Boswell- Permissions reg. baseball field

At the February 15, 2025, Board Meeting the Board approved the use of the baseball field by the Dirt Squad Baseball. On March 4, 2025, another team showed up to practice. Director Susie Gardner offered to contact the other team and explain the process for use of the baseball field.

14d Meet the Candidates and Volunteer Appreciation Dinner

The Board needs to schedule a Meet the Candidates date. After much discussion, it was decided to schedule it for May 18, 2025, at 1:00PM.

A Volunteer Appreciation Dinner was scheduled for March 19, 2025.

14e Clean up Site 1K23 Juniper

Neighbors are complaining about the accumulation of boats and trailers in the grove behind Home Site 1K23 Juniper. Director Jeff Chaney made a motion to send a letter to the owner of home site 1K23 Juniper to clean up grove immediately. Director Tony Lillak seconded the motion, and it carried by the following vote. Director Stanley Price seconded the motion, and it carried by the following vote: Ayes; Directors Stanley Price, Tony Lillak, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

15. READING OF THE MINUTES

15a Reading of the minutes for 02/15/25

Director Jeff Chaney made a motion to approve the minutes of February 15, 2025, as presented. Director Tony Lillak seconded the motion, and it carried by the following vote. Director Stanley Price seconded the motion, and it carried by the following vote: Ayes; Directors Stanley Price, Tony Lillak, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

16. CONSENT CALENDAR

16a George Goodwin, Associate MEMB. REQ for Abigal Boys
16b EXT. PASS REQ Joyce Roughton for Robert Goshay
16c EXT. PASS REQ Brendon Harmon for Chelsea Quiroga
16d Libby A Bode Associate MEMB. REQ for Dena E. Bernstein
16e Angelo Santos FAM. RES. REQ. for Gail Santos
16f EXT. PASS REQ Robert Rucker for Christina Moon

Director Jeff Chaney made a motion to approve the above Associate Member Request, Extended Pass Requests and Family Resident Pass Requests. Director Stanley Price seconded the motion, and it carried by the following vote. Director Stanley Price

seconded the motion, and it carried by the following vote: Ayes; Directors Stanley Price, Tony Lillak, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

16g B.O.D approval for verbal req. from Bingo Babes- Tina Dutra Kitchen use 03/25/25 12:30 pm

Director Christy Williams made a motion to approve the use of the Kitchen by the Bingo Babes on March 25, 2025, at 12:30pm. Director Susie Gardner seconded the motion the motion, and it carried by the following vote. Director Stanley Price seconded the motion, and it carried by the following vote: Ayes; Directors Stanley Price, Tony Lillak, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

16h Alexis Stirling REQ. permission to cut down Oak Tree on her lot.

Director Jeff Chaney made a motion to approve the request by Alexis Stirling to cut down the Oak Tree on her lot. Director Tony Lillak seconded the motion, and it carried by the following vote. Director Stanley Price seconded the motion, and it carried by the following vote: Ayes; Directors Stanley Price, Tony Lillak, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

16i Rental Agreement 2H2 Lakeside

Director Tony Lillak made a motion to approve the Rental Agreement between Sandra Raimondi and Richard Starnes for the Home Site at 2H2 Lakeside contingent upon Mr. Starnes getting a pass for his spouse. Director Stanley Price seconded the motion, and it carried by the following vote. Director Stanley Price seconded the motion, and it carried by the following vote: Ayes; Directors Stanley Price, Tony Lillak, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

Director Tony Lillak made a motion to adjourn the Open Session Meeting at 2:40 PM and return to Closed Session. Director Stanley Price seconded the motion, and it carried by the following vote. Director Stanley Price seconded the motion, and it carried by the following vote: Ayes; Directors Stanley Price, Tony Lillak, Dan Diviney, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith

Respectfully

Margaret Howe
Secretary
San Joaquin River Club