Approved 12/20/25

OPEN SESSION MINUTES

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

President: Gary Boswell — Vice President: Paul Lee
Secretary: Margaret Howe — Treasurer: Susie Gardner
Directors: Harry Lawrence, Carol McConnell, Dale Smith
Absent: Joe Medina, Margaret Howe, and 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 10:20 AM.

8. ADDITIONS AND DELETIONS

a. President Gary Boswell made an announcement regarding Margaret Howe's resigning from the board and as of this morning in Closed session the board voted to rescind and welcome her back.

9. NEW MEMBER INTRODUCTION

Lawrence Cogo and his associate were approved at the October 18, 2025, Board Meeting. No one present to be introduced.

10. BOARD REQUEST TO APPEAR

None

11. FINANCE REPORT

A. Treasurer's Report/Customer Balance Sheet

Treasurer Susie Gardner presented the corrected September 30, 2025, Treasurer's Report. Director Carol McConnell made a motion to accept the corrected report. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Susie Gardner; Noes: None; Abstain: None; Absent: Joe Medina, Margaret Howe, Christy Williams.

Treasurer Susie Gardner presented the October 31, 2025, Treasurer's Report. Director Paul Lee made a motion to accept the report. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Susie Gardner; Noes: None; Abstain: None; Absent: Joe Medina, Margaret Howe, Christy Williams.

12. REPORTS

B. Beautification — Susie Gardner

Announcement/no handout: After discussion with Colleen Minnis, she would like to put the community bulletin board back on the radar. More information to follow.

C. Building — KC Roberson

1. Tod Gardner 253H – Metal Carport

Tod has applied for a permit for a metal carport in front of Home Site 2P4 Saratoga with a variance from the setback plan. If approved this permit does not require a county permit. Director Dale Smith made a motion to approve the permit. Director Paul Lee seconded the motion, and it carried by the following vote: Ayes;

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

2. Anthony J Santos 805K – Chain Link Fence,10x10 storage shed, and Awning.

Anthony has applied for a permit for three items listed above at his Home Site 2A14 Sequoia. If approved this permit does require a county permit, only for the awning. Director Paul Lee made a motion to approve the permit pending final transfer of site to his name and advise he will need a county permit for the awning. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Susie Gardner; Noes: None; Abstain: None; Absent: Joe Medina, Margaret Howe, Christy Williams.

3. Anthony J Santos 805K – Septic Expansion for half lot.

Anthony has applied for a permit ½ lot septic expansion for the lot (2A15) next to his Home Site 2A14 Sequoia. If approved this permit does not require a county permit. Director Paul Lee made a motion to approve the permit pending final transfer of home site to his name. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Susie Gardner; Noes: None; Abstain: None; Absent: Joe Medina, Margaret Howe, Christy Williams.

E. Campground Richard Starnes

We received a letter from long-term camper Shane Reese. He would like an extension thru May. Director Carol McConnell made a motion to accept a three-month extension for long term daily rate of $30. He can ask for additional time at a later date. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes; Directors Dale Smith, Paul Lee; Noes: Directors Harry Lawrence, Susie Gardner ; Abstain: None; Absent: Joe Medina, Margaret Howe, Christy Williams.

L. Entertainment Arlene Faile

Announcement/no handout: Arlene is advising that she will be requesting a cash advance to purchase goods for the New Years Eve Party.

M. Finance Susie Gardner

Letter from Jerry Brouer our accountant to renew contract and fees for 2026. Director Dale Smith made a motion to approve the letter, annual contract and fees. 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; Noes: None; Abstain: None; Absent: Joe Medina, Margaret Howe, Christy Williams.

R. Lakes and Fish Susie Gardner

Announcement/no handout: Susie pointed out that the water levels were up and the spray for the tulles was ordered. Now is the time to spray.

V. Island Tod Gardner

Announcement/no handout: Rye seed ordered and planted for the island.

U. Office Linda Wilson

Letter from Susie Gardner requesting office to be closed on Saturday December 27, 2025, due to Christmas holiday. Director Carol McConnell made a motion to approve Director Dale Smith seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Susie Gardner; Noes: None; Abstain: None; Absent: Joe Medina, Margaret Howe, Christy Williams.

Y. Venue

1. Sandra Raimondi Birthday party Leslee Lee

Member Susan Campos has filed a Venue Request for January 10, 2026, for a birthday party in the hall only. Director Dale Smith 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, Dale Smith, Paul Lee, Susie Gardner; Noes: None; Abstain: None; Absent: Joe Medina, Margaret Howe, Christy Williams

13. OLD BUSINESS

a. Action Item List

The Board reviewed the Action Item List from October 2025. No action taken.

b. Discussion on the update of the cell tower addendum request. They need to get an easement agreement with PG&E to bring power to the cell tower and need to do an addendum to our contract. President Gary Boswell let everyone know that he is reaching back out to them and requesting a legible copy. Once the board approves the document they will share it with the membership.

c. Updated venue contract - pricing list submitted by Leslee Lee. Director Carol McConnell made a motion to approve the pricing for new Venue requests beginning January 1, 2026. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee; Noes: Susie Gardner ; Abstain: None; Absent: Joe Medina, Margaret Howe, Christy Williams.

d. Discussion regarding Janitor self-propelled floor scrubber tabled to December Board meeting.

e. Ethel R Johnson, Estate has not yet applied for membership as requested. Director Paul Lee made a motion to hand deliver a letter also mail to Pacific Palisades address on file and implement $500 fine starting this month to the Estate. 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; Noes: None ; Abstain: None; Absent: Joe Medina, Margaret Howe, Christy Williams.

f. Letter from Ida Farrington regarding Family Passes. Director Paul Lee made a motion to reinstate her daughter Arlene's Family Pass and Reconsider her grandsons Angelo's Family Pass. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Susie Gardner; Noes: None ; Abstain: None; Absent: Joe Medina, Margaret Howe, Christy Williams.

g. Update on illegal guests. Director Harry Lawrence made a motion to send a warning (or else fines will be incurred) letter to Nani Cervantes for her three quests. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Susie Gardner; Noes: None ; Abstain: None; Absent: Joe Medina, Margaret Howe, Christy Williams.

Late Extended Pass 7 members as follows:
Brendan Harmon for Chelsea Quiroga
Jessica Hoffman for Daniel Dallas
Keokannitha Heng for Andres Santana
Hailee Larson for Keegan Thomas
Lynzee Cavanaugh for Dustin Noriega
Jasmine Mack for Haleigh Taylor
Pat D. Tubbs-Murphy for Elizabeth Green

By acclamation do these letters from November that weren't sent out in October. Deadline 2nd Saturday of December, or else verbiage. Motion by Director Paul Lee, 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; Noes: None ; Abstain: None; Absent: Joe Medina, Margaret Howe, Christy Williams.

No members living in the home: By Acclamation, send the letters out from October.
For Phyllis Thompson Estate – also address 2 Wheel motor powered bike driven by non-member
For Stacy Quintana 1A114 Redwood Motion made by Dale Smith and seconded by Director Harry Lawrence Stacy needs to get her son an Associate pass or he needs to become a member. and the motion carried by the

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

Send a letter to Sandra Miller regarding Colleen Minnis living in her home and not being a member. Director Susie Gardner spoke to Colleen, and she will get by the office to pick up membership paperwork. Motion made by Dale Smith and seconded by Director Paul Lee, Colleen Minnis needs to become a member; and the motion carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Susie Gardner; Noes: None ; Abstain: None; Absent: Joe Medina, Margaret Howe, Christy Williams.

h. Recap of gate closing:

Jerica Santos – no action

Monica Smith – Hayden, her son, will become Associate and paperwork will be completed by December board meeting.

Bob Foley. Director Paul Lee made a motion to send Bob a letter regarding legal status for Diane Start to be in the club and the need to get her a pass. Director Dale Smith seconded; and the motion carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Susie Gardner; Noes: None ; Abstain: None; Absent: Joe Medina, Margaret Howe, Christy Williams.

Juan Quiroga – no action.

14. NEW BUSINESS

a. Letter received from Monica Smith regarding dues. Monica paid dues during the board meeting. Verbal notice was given during the meeting.

b. Omitted, originally from October Agenda

c. Update/no handout from Susie Gardner regarding PG&E, they had to be finished by 10/31/25. They are not finished but the towers will be helicoptered in and finished in the Spring.

d. Nominating Committee-Standing Rule: One person needs to be selected by each Board Member ASAP. President Gary Boswell and Vice President Paul Lee have to choose two for possible alternates. Selected members need to be in good standing.

e. Letter from President Gary Boswell regarding extended warranty issue for red tractor (J&M Equipment) Who damaged it? No one is acknowledging damage. Wait until service manager comes back to work. May not be covered. Gary will keep us updated.

f. Letter from President Gary Bowell regarding reimbursement request he received the purchase was never authorized by the committee chair, so the board is denying. Motion made by Director Dale Smith, seconded by Director Paul Lee to deny reimbursement; and the motion carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Susie Gardner; Noes: None ; Abstain: None; Absent: Joe Medina, Margaret Howe, Christy Williams.

g. Art Vallejo/Revisiting Water Change after miscommunication. Motion Director Dale Smith, seconded by Carol McConnell to replace existing water machine, no upfront costs to us, keep costs per gallon at .50 cents, 20% to the club no special line to the bar or charge. Big Valley Pure Water will handle all service and maintenance. Machine to be ordered and takes 4-6 weeks; and the motion carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Susie Gardner; Noes: None ; Abstain: None; Absent: Joe Medina, Margaret Howe, Christy Williams.

15. READING OF THE MINUTES

a. SPECIAL MINUTES 9/26/25: Director Carol McConnell made a motion to approve the minutes as presented. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Susie Gardner; Noes: None ; Abstain: None; Absent: Joe Medina, Margaret Howe, Christy Williams.

b. October 18th Open Session Minutes: Director Susie Gardner made a motion to approve the minutes as presented. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Susie Gardner; Noes: None; Noes: Susie Gardner ; Abstain: None; Absent: Joe Medina, Margaret Howe, Christy Williams.

16. CONSENT CALENDAR

a. None

Director Dale Smith made a motion to adjourn the open session meeting at 12:28PM and return to closed session. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes; Directors Carol McConnell, Dale Smith, Paul Lee, Harry Lawrence, and Susie Gardner; Noes: None; Abstain: None; Absent: Joe Medina, and Margaret Howe, Christy Williams

Respectfully,

Leslee Lee
Vacation coverage Recording Secretary
San Joaquin River Club