Approved March 21, 2026

OPEN SESSION MINUTES

SAN JOAQUIN RIVER CLUB, INC.
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 21, 2026

President: Gary Boswell Vice President: Paul Lee
Secretary: Margaret Howe Treasurer: Susie Gardner
Directors: Harry Lawrence, Carol McConnell, Joe Medina, and Christy Williams
Absent: Dale Smith

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 10:15 AM.

8. ADDITIONS AND DELETIONS

13c – Illegal Guests, Late Extended Passes, No Member Living in Home

9. NEW MEMBER INTRODUCTION

There were no new members to introduce.

10. BOARD REQUEST TO APPEAR

10:30 am Ellen Wallace Estate

President Boswell reported he had received a text from Angela Wallace informing him that no progress has been made in getting a member living in the home or getting non-members living in the home evicted. The Club is currently charging the Estate $300.00 per month until the issue is
fixed. No additional action was taken.

10:45 am Ron Brown (Expulsion/Suspension)

Ron Brown was not present to discuss with the Board the payment of his delinquent account. Mr. Brown currently has a payment plan agreement, but has not made his payments as agreed. Director Susie Gardner made a motion to suspend Mr. Brown's membership and send him notice of his suspension. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, Margaret Howe and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith.

11:00 am Cecil Elliot Est.

No one was present to discuss the issues with the Cecil Elliot Estate. The request to appear was mailed to the current mailing address of a box at the River Club. President Boswell has the contact information for Tammy Elliot, Cecil Elliot's daughter, and will contact her to get a new address. Director Paul Lee made a motion to send Ms. Elliot a second request to appear at the March 21, 2026, Board Meeting, to inform her that there may be someone staying in the home as there appears to lights on at night and the window is open on the back of the house, and to suggest the possibility of collaborating with the club to sell the house. 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, Margaret Howe and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith.

11:15 am Larrabe Est.

No one was present to discuss the delinquency of the accounts of the Larrabe Estates or the plans they may have for the home. Director Susie Gardner made a motion to send the Larrabe Estate a second request to appear at the March 21, 2026, Board Meeting and the possibility of working with the Club to sell the Home. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, Margaret Howe and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith.

11. FINANCE REPORT

a. Treasurer's Report/Customer Balance Sheet

Treasurer Susie Gardner presented the Treasurer's Report for the month ending January 31, 2026. Director Joe Medina made a motion to accept the Treasurer's Report as presented. 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, Margaret Howe and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith.

b. Collections

1. Secretary Margaret Howe- Reg. establishment for a collections policy

Secretary Margaret Howe has been working on collections. She would like to establish a policy for collections but felt it might be too soon. No Action was taken and the item was tabled until a future meeting.

12. REPORTS

c. Building KC Robinson

1. Randy Craigg- Replacing and existing shed 10x12 Tuff Shed

Randy Craigg has filed for a permit to replace an existing 10X12 shed, add a concrete pad under the carport and shed at Site 2N5 Sunset. This permit does not require a county permit. Directo Paul Lee made a motion to approve the permit. Director Joe Medina seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, Margaret Howe and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith.

2. Nina Edson- Install 4ft Iron Fence between house and garage 54 ½ ft long x4ft height 4c1 fence going to garage 4c8.

Nina Edson has filed a for permit to install a 4-foot wrought iron fence between Home Site 4C1 Rainbow and Garage Site 4C8 Spruce. Mark Edson, the member at 4C8 Spruce has given his permission for the fence installation. This permit does not require a county permit. Director Paul Lee made a motion to approve the permit. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, Margaret Howe and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith.

The Board also noted that a carport on the property has been moved to an inappropriate location. Director Carol McConnell made a motion to require Ms. Edson to move the carport to an appropriate location on her property or sell it within 30 days. Director Joe Medina seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Susie Gardner, Joe Medina, Margaret Howe and Christy Williams; Noes: Paul Lee; Abstain: None; Absent: Dale Smith.

3. Sailor Houtz- 2 10x12 metal sheds 10ft apart

Sailor Houtz has applied for a permit to install two 10X12 metal sheds 10ft apart on Treasury Site 4A18 Rainbow. This permit does not require a county permit. Director Joe Medina made a motion to approve the permit. 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, Margaret Howe and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith.

d. Bylaws/Resolution Carol Waldon

1. Proposed Bylaw Amendment Reg. Electronic Transmission of Notices and Materials/Electronic Communications

Director Susie Gardner presented the following Proposed By-Law Amendment:

1. Proposed Bylaw Amendment

Article (III): TRANSFER, RESIGNATION, AND TERMINATION OF MEMBERSHIP

Section (10). NOTICE TO MEMBERS: Electronic Transmission of Notices and Materials. (Email)

Notwithstanding any other provision of these Bylaws, any notice, report, document, or other communication that is required or permitted under these Bylaws to be delivered or mailed to members may be transmitted by electronic mail or other electronic means, provided that the recipient has supplied the Corporation with an electronic mail address or has otherwise consented to electronic delivery.

Voting Ballots Excluded.

Notwithstanding the foregoing, all voting ballots required under these Bylaws shall continue to be delivered by physical mail unless and until these Bylaws are further amended to expressly authorize electronic voting.

Effect on Existing Bylaws.

Any Provision of these Bylaws that requires delivery by mail shall be deemed satisfied by electronic transmission in accordance with this Article, except as expressly excluded herein.

Director Harry Lawrence made a motion to approve including the proposed by-law amendment on the ballot for the June 2026 election. Director Christy Williams seconded the motion, and it carried by the following vote: : Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, Margaret Howe and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith.

f. Car Show Carol McConnell

Car Show Committee Chairperson Carol McConnell announced the car show committee has posters available for members. She would like to have posters posted at businesses in the area. The Car Show Committee has sent out 65 flyers to past participants.

l. Entertainment Arlene Faile

Entertainment Committee Chairperson Arlene Faile reminded everyone of the St. Patrick's Day Dinner to be held on March 14, 2026. Tickets are available for purchase in the Bar and the Office.

m. Finance Susie Gardner

1. Treasurer Susie Gardner/Bookkeeper Heidi Levin- letter reg. increase for office & maintenance credit card. Additional req. to remove Derek Braun as maintenance card holder & replace w/ President Gary Boswell.

The Finance Committee Chairperson Susie Gardner is requesting authorization to try to increase the credit limit on the Club's credit cards to $8,000.00. The Club currently has two credit cards, one in the name of Heidi Levin with a credit limit of $2,500.00 and the second one in the name of Derek Braun with a credit limit of $2,500.00. Ms. Gardner would like to split the $8,000.00 between the two cards and remove Derek Braun from one card and replace it with a card in the name of Gary Boswell. Director Paul Lee made a motion to approve the request as submitted. Director Joe Medina seconded the motion, and it carried by the following vote: : Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, Margaret Howe and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith.

r. Lakes & Fish Susie Gardner

Lakes & Fish Chairperson Susie Gardner reported the well pump for water for the lakes is not working. They are waiting for quote from Hawk Well on the cost of repairs.

s. Lakeside Chapel Elaine Sell- Gilliland

1. Bingo Fundraiser 10/25/26 Wreaths Across America

Lakeside Chapel is requesting to use the hall for a Bingo Fundraiser for Wreaths Across America on Sunday afternoon, October 25, 2026. The Club has done this in past years. Director Harry Lawrence made a motion to approve the request providing the date is available. Director Carol McConnell seconded the motion, and it carried by the following vote: : Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, Margaret Howe and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith.

y. Venue Leslee Lee

1.Table and Chair Rental Agreement

A revised Table and Chair Rental Agreement was presented for review by the Board. The Board reviewed the agreement and after some discussion Director Paul Lee made a motion to approve the agreement as presented. Director Harry Lawrence seconded the motion, and it carried by the following vote: : Ayes; Directors Harry Lawrence, Paul Lee, Susie Gardner, Joe Medina, Margaret Howe and Christy Williams; Noes: Carol McConnell; Abstain: None; Absent: Dale Smith.

z. Water & Wells Dan Diviney

1. Water Bulletin

The Board reviewed the Water Bulletin that was included in the General Meeting Mailing. Carole Walden reported that in the last meeting with SAC State they discussed information from previous meetings. They are requesting the Club keep track of the monthly costs of repairs to the wells for future reference. The Water Bulletin lays out 3 tasks: 1 – Feasibility Study; 2 – Community Outreach and 3 – Distribution System Analysis. SAC State has determined that right now Task 2 is the most important, so they are concentrating on it. Our Committee is

hopeful that a representative from SAC State will be able to attend the General Meeting being held on March 8, 2026. While they are not concentrating on the Feasibility Study right now the possible suggestions are, drilling a new deeper well, a filtration system for our current well and hooking up water service to the City of Tracy or City of Manteca. Once it is determined what will work best for us, they will contact three engineering firms for costs.

The next Water Bulletin will be delivered to our homes no later than May 10, 2026. The Committee will be delivering them to home and volunteers are needed to help. The next meeting with SAC State will be on March 17, 2026, members may attend but should submit any questions they have to the committee in advance.

bb. Youth Group Arlene Faile

Committee Chairperson Arlene Faile reported the yard sale was a success they made $358.00. She also thanked everyone who helped or donated to them. They will be conducting a sale every Tuesday until they sell everything.

gg. Nominating Dennis Rashe

1. Ticket of Nominees Feb/7/2026

The Nominating Committee reported that the nominees for the June Election are Katie Brazil, Terri Creager, Broc Jenkins and Lawrence Cogo.

13. OLD BUSINESS

a. Action Item List

The Board reviewed the action item list from the January 17, 2026, Board Meeting.

b. Jim Raybourn- Derelict material 1K23 Juniper

Denise Raybourn was present to represent Jim Raybourn. Denise explained that Mr. Raybourn is in extremely poor health and it is putting a lot of pressure on them to take care of the derelict material. Director Paul Lee made a motion to accept the explanation provided by Denise Raybourn, take no further action at this time and waive any fines that have been charged. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, Margaret Howe and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith.

Denise Raybourn was reminded that passes need to be obtained for guests living in the home. She agreed to get a two-week pass and have applications filed for the March 21, 2026, Board Meeting.

c. Illegal Guests, Late Extended Passes, No Members Living in Home

ILLEGAL GUESTS

Wendy Weaver has been sent two notices regarding needing passes for her son and daughter-in-law who are living with her. There has been no response from her. Director Paul Lee made a motion to send Wendy Weaver a letter requesting she or her representative appear at the March 21, 2026, Board meeting and a $100.00 fine. 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, Margaret Howe and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith.

LATE EXTENDED PASSES

None

NO MEMBERS LIVING IN HOME

Cleto Quiroga's Estate is currently being charged $300.00 per month until there is a member living in the home.

Cherish Moniz Estate is currently being charged $300.00 per month until there is a member living in the home.

Ellen Wallace Estate is currently being charged $300.00 per month until there is a member living in the home.

Phyllis Thompson Estate is currently being charged $500.00 per month until there is a member living in the home.

Ethel Johnson Estate is currently being charged $500.00 per month until there is a member living in the home.

Stacy Quintana is currently being charged $300.00 per month until there is a member living in the home.

14. NEW BUSINESS

a. Bird nest boxes with San Joaquin Audubon

The Club received correspondence from Henry Koetzen, President of the San Joaquin Audubon Society, inquiring if the Club would be interested in allowing the Audubon Society to place nesting boxes on Club grounds. Mr. Koetzen was present at the meeting to discuss possibility and answer any questions the Board might have. Director Paul Lee made a motion to approve the request from the San Joaquin Audubon Society to provide nest boxes, determine suitable locations for them, install and monitor them. 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, Margaret Howe and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith.

Members Helen Espino and Arlene Faile volunteered to be contact persons for the San Joaquin Audubon Society.

b. Consideration of frozen septic site for 1C27 Juniper

Several months ago, Barbara Peck returned her membership site back to Treasury. Since there are homes on both sides of the Treasury Site, President Boswell feels it would be appropriate to freeze the site, 1C27Juniper, for future septic expansion. Director Susie Gardner made a motion to approve freezing Treasury Site 1C27 Juniper for future septic expansion. Director Carol McConell seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, Margaret Howe and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith.

c. New Router

The Board received an email from Alex Xu, who consults with the Club on computer hardware needs in the office, regarding the need for a new router in the office. The Board reviewed the request, but determined they needed more information before making a decision and tabled the item.

d. Lynzee Cavanaugh reg. Wedding Inquiry

The Board received a request from Lynzee Cavanaugh requesting permission to use the lakefront area behind the youth room for her wedding ceremony and the campgrounds for her wedding reception on July 11, 2026. The Board explained the necessary arrangements Ms. Cavanaugh made and congratulated her on her upcoming marriage. No Action was taken.

e. Maxwell Hansen reg. Dues payment arrangement

The Board received a letter from Amanda Hansen, Maxwell Hansen's wife, requesting a payment plan for their dues. She states that she will pay $285.00 on February 7th, before the due date of February 10th, and a second payment on $285.00 on March 7th, before the March 10th delinquent date. If she makes her payments as stated, she does not need a payment plan. She will have her dues paid before the date of the delinquency. No Action was taken.

f. Jessica Hoffman reg. $100 EXT.PASS late fee

The Board received a request from Jessica Hoffman to rescind the $100.00 late fee for her extended pass for Daniel Dallas. Director Susie Gardner made a motion to approve rescinding the $100.00 late fee for Jessica Hoffman. 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, Margaret Howe and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith.

g. Heidi Levin reg. Prorate/ Credit transfer

Member Sandra Gray-Painter passed away on January 20, 2026, her dues were paid on January 1, 2026. Her Treasury Site 2B27 Sequoia is being returned to Treasury. Her daughter Heidi Levin is requesting that the dues for Treasury Site 2B27 Sequoia be prorated for the month of January 2026 ($80.84), and balance ($404.16) be transferred to Heidi Levin's Home Site 2B25 Sequoia. Director Carol McConnell made a motion to approve the request due to the special circumstances of the death of Sandra Gray-Painter. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Susie Gardner, and Joe Medina; Noes: Christy Williams, Paul Lee and Margaret Howe; Abstain: None; Absent: Dale Smith.

h. Review for Candidates and General Mtg Packet

The Board reviewed the mailing packet for the General Meeting and the list of Candidates. Director Carol McConnell made a motion to approve the General Meeting Packet and the Candidates. Director Margaret Howe seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, Margaret Howe and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith.

i. Dean Meeuwse & Linda Ratto- complaint reg. disturbance of peace by fellow Member. Monica Smith

The Board received a letter from members Dean Meeuwse and Linda Ratto regarding the surveillance camera on their neighbor Monica Smith's house. Ms. Smith sometimes leaves the lights on all night. The lights are pointed at Mr. Meeuwse's bedroom and kitchen windows and Ms. Ratto's living room. This is in violation of Club Resolution of November 21, 2020, Noise Pollution as below:

NOVEMBER 21, 2020 NOISE POLLUTION
Revised from June 20, 1992

WHEREAS the By-Laws of this Corporation do not define the peace and harmony of the Club with regards to noise pollution therefore:

BE IT RESOLVED that henceforth no driver of a vehicle shall operate any sound amplification system which can be heard outside the vehicle from fifty (50) or more feet when the vehicle is being operated upon the Club grounds; nor shall any sound amplification system be used in a home which can be heard outside

the home from fifty (50) or more feet at any time.

FURTHER, BE IT RESOLVED, that a "quiet time" of 10:00 PM to 8:00 AM be observed. No person shall knowingly and willfully disturb the peace and harmony of another resident between said hours by causing or allowing undue noise or other activity. Examples of undue noise and other activity include but are not limited to the use of power equipment, lighting, construction, loud vehicles, sound amplification and any other activity that would disturb the peace and harmony of our residents.

This shall in no way prohibit the use of amplification for official notices of the Club or Police or Fire authority nor the rare occasion of a party at the Clubhouse.

The Board of Directors shall have the authority to issue warnings, driving restrictions and impose suitable fines for violations of this resolution.

Director Paul Lee made a motion to send Ms. Smith a letter informing her of her violation of this resolution and requesting she put her surveillance lights on a motion sensor. Director Joe Medina seconded the motion, and it carried by the following vote: Ayes; Directors Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: Harry Lawrence and Christy Williams; Abstain: None; Absent: Dale Smith.

j. Nina Edson- response to two letters received from B.O.D

Member Nina Edson was present to discuss letter she received from the Board of Directors regarding the need for building permits. Ms. Edson verbally expressed her permission for Member Jeff Wagner to represent her. After some heated discussion of the issues, Ms. Edson and Mr. Wagner left. Director Paul Lee made a motion to rescind the $1,000.00 fine previously assessed, assess a fine of $125.00 for doing work to her home without a Club building permit, and notify her that future violations may result in larger fines. Director Christy Williams seconded the motion, and it carried by the following vote: Ayes; Directors Gary Boswell, Paul Lee, Margaret Howe and Christy Williams; Noes: Joe Medina, Harry Lawrence and Carol McConnell; Abstain: Susie Gardner; Absent: Dale Smith.

k. CLARK PEST CONTROL- Installation, Maintenance of larvicide buckets & monthly swat service reg. mosquitos.

The Club received a quote from Clark Pest Control to install, maintain and swat service monthly five larvicide buckets at an additional cost of $180.00 per month. The current monthly service is $240.00 this would increase the monthly cost to $420.00. Director Harry Lawrence made a motion not to add the larvicide service to the Club's monthly service. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, Margaret Howe and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith.

L. Laundry Room

The Club received notice from CSC ServiceWorks that they have upgraded the laundry room to the new "One Tap Away App" experience. This means that members using the laundry room will no longer be able to pay with cash, everything will be done electronically. No action was taken.

15. READING OF THE MINUTES

a. Reading of the minutes

Director Carol McConnell made a motion to approve the minutes of the January 17, 2026, Open Session Board Meeting as presented. Director Joe Medina seconded the motion, and it carried by the following vote: Ayes; Directors Harry Lawrence, Carol McConnell, Paul Lee, Susie

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

16. CONSENT CALENDAR

1. Extended Passes

Member	Guest
a. Kehaunani Cervantes	Joel Juache
b. John Rick Daniel	Gina Davies
c. Charles Hoagland	Julie Winkler
d. Esther Mc Mullen	Sean Goodwin
e. Carrie Demezzi	Vince Peterson

2. Family Resident Passes

3. Associate Passes

Member	Associate
a. Joao V Salvador	Benur V Salvador
b. Paul A. Lee	Leslee Lee

Director Carol McConnell made a motion to approve the consent calendar. 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, Margaret Howe and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith.

Director Carol McConnell made a motion to adjourn the Open Session Meeting at 1:26PM. 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, Margaret Howe and Christy Williams; Noes: None; Abstain: None; Absent: Dale Smith.

Respectfully

Margaret Howe
Board Secretary
San Joaquin River Club