OPEN SESSION MINUTES

SAN JOAQUIN RIVER CLUB, INC.
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 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 10:33AM.

President Gary Boswell reported that at the San Joaquin County Public Hearing on February 11, 2025, the Board of Supervisors denied the appeal by Vertical Bridge for the cell tower at the San Joaquin River Club.

8. ADDITIONS AND DELETIONS

12c-4 McBride Septic System

9. NEW MEMBER INTRODUCTION

There were no new members present to be introduced. Prospective new member Tod Gardner II and his family were present.

10. BOARD REQUEST TO APPEAR

There were no members requested to appear at the February 15, 2025, meeting.

11. FINANCE REPORT

a. Treasurer's Report/Customer Balance Sheet

Treasurer Jeff Chaney presented a draft Treasurer's Report for January 31, 2025, but stated that it had not been reviewed by him or the Finance Committee. He will bring a final report to the March 15, 2025, meeting. Director Stanley Price made a motion to table the January 31, 2025, Treasurer's Report until the March 15, 2025, 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, Susie Gardner, Jeff Chaney and Christy Williams, Noes: None; Abstain: None; Absent: None.

The Board reviewed the Customer Balance Sheet as of February 15, 2025. Director Jeff Chaney made a motion to notify the Club's bookkeeper Heidi Levin to charge the delinquent accounts a $100 reinstatement fee. 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.

b. Transfers of Membership letter from Membership Secretary Patty Diviney

The Board of Directors reviewed a letter from Membership Secretary Patty Diviney regarding Ann Thur transferring her membership from 1P6 Redwood to another Treasury Site. After the letter was received Ann Thur has been in the office to pick up the paperwork needed, however she does still need to return it.

12. REPORTS

12A**.** BAR

The Board of Directors reviewed the (1) SJRC Bar& Grill Rules, Disciplinary Steps as prepared by Director Stanley Price and the (2) SJRC Bar and Grill prepared by Director Christy Williams. Director Jeff Chaney made a motion to approve both sets of rules as presented and post the (1) SJRC Bar & Grill Rules in the bar and include the (2) SJRC Bar & Grill Rules in the employee handbook. 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

(1) SJRC Bar & Grill Rules*

Legal Drinking Age: You must be 21 years and older to purchase and consume alcohol at a bar and present your current ID if asked.

Responsible drinking: Pace yourself, alternate alcoholic drinks with water and know your limit.

No intoxication: If you appear visibly intoxicated, the bartender may refuse to serve you further.

Respect staff: Treat bartenders and other staff with courtesy and politeness.

No disorderly conduct: Avoid loud disruptive behavior, fighting, or harassment of other patrons.

Payment expectations: Pay for your drinks promptly and tip appropriately.

SJRC Bar/Grill Disciplinary Steps

Verbal Warning: A member or members guest(s) will receive a verbal caution from the SJRC BOD when he or she engages in unacceptable behavior and may be effective for six to twelve months as determined by The SJRC BOD.

Written Warning: A written warning will be mailed when a member and/or members guest(s) continue to exhibit unacceptable performance standards previously addressed with a verbal warning from The SJRC BOD.

Final Written Warning: If The SJRC BOD issues a final written warning when a member or members guest(s) continues to exhibit unacceptable standards addressed

by a verbal and written warning, said member and/or members guest(s) may be subject to suspension or permanent expulsion when breaking rules and unacceptable performance continues after receiving a verbal warning, written warning and the final warning.

***Rules apply to members and members guests!**

(2) SJRC BAR & GRILL

Bartender Chain of Command for Incidents:

1. If Emergency, Call 911 (or Sheriff)
2. Bar Manager
3. Board of Directors (President, Vice President, or any available director)

No club business is to be handled by a manager or director while consuming alcohol!

Unruly Behavior

1. Intoxication
2. Verbal Altercations
3. Physical Altercations

Procedure for incidents:

1. Intoxication
    a. Stop serving alcohol to customer IMMEDIATELY
    b. Ask customer to leave
    c. If they don't leave, use the chain of command
    d. Routine offenses can lead to suspension
2. Verbal Altercations
    a. All parties involved need to be asked to leave immediately
    b. If they don't leave, use the chain of command
    c. Routine offenses can lead to suspension
3. Physical Altercation
    a. All parties involved need to be asked to leave immediately
    b. If they don't leave, use the chain of command
    c. Routine offenses can lead to suspension

Penalties: (applies to all parties involved)

Intoxication offenses:

1. Repeated intoxications that lead to issues such as falling, yelling, aggressive behavior, not paying bar tab or other disturbing behaviors, can result in 3 – 6 month suspension.

Verbal Altercation offenses:

1. Immediate Removal from Bar and issue a warning

2. 2 week suspension
3. Board of Directors to impose 3 – 6 month suspension or possible Permanent suspension

Physical Altercation offenses:

1. Immediate Removal from Bar and 1 month suspension
2. 6 month Suspension
3. Board of Directors to impose 12 month suspension or possible Permanent suspension

Incident Reports:

Bartenders and Bar Managers should keep track of all incidents

1. Date and Time (so camera can be reviewed)
2. Brief description
3. Names of Parties involved
4. Witnesses if available (in case BOD needs to talk to them)

Bar Committee Chairperson, Bev Kessler, was present and reported that since football season is over the bar will not be open on Sunday.

12C. BUILDING

12c-1 Renee Boswell: Building Permit-6ft dog fence(wood) @ rear & 3 ½ ft. Picket fence side gates (wood)

Renee Boswell has applied for a permit to build a 6-foot dog-eared wood fence at the rear of Site 2H26 Sunset and a 3 ½ foot wood picket fence and gates on the sides. This permit does not require a county permit. Director Dan Diviney made a motion to approve the permit. 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.

12c-2. Darren Williams: Building Permit-Install 16x 20 Car port

Darren Williams has applied for a permit to install a 16X20 car port on Site 1K4 Yukon. He is requesting a variance because the front of the car port will be less than 15 feet from his property line, but it will be 19 feet to the road. This project does require a county permit also. Director Tony Lillak made a motion to approve the permit and the variance. 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-3. Cecelia Adams: Building Permit-concrete around perimeter of house

Cecelia Adams has applied for a permit to pour concrete around the perimeter of her home at 1G15 Poplar Rd. The property has a serious drainage issue, and they hope this will correct the problem. This project does not require a county permit. Director Dale Smith made a motion to approve the permit. Director Dan Diviney 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-4 Mike McBride: Building permit Septic System

Mike McBride has applied for a permit to install a septic system on Site 4E29 Rainbow. This permit will require a county permit also. Director Dale Smith made a motion to approve the permit. 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.

12E CAMPGROUND

President Gary Boswell reported that there continues to be considerable vandalism at the campground bathrooms. He feels it would be helpful if in the future cameras could be installed at the campgrounds.

12F CAR SHOW

The Directors reviewed the Car Show Flyer and approved it by consensus. It was also noted that the Car Show date of April 26, 2025, is also the date of the County clean up at the River Club. President Boswell has been trying to contact the County to try and get the clean up day rescheduled. But he has not heard anything from the County as of today.

12M FINANCE

The Club has received notice from AGCO Finance that the Massey Ferguson Tractor financed through them has been paid in full. The Club needs to notify its insurance carrier to remove AGCO Finance as the Loss Payee on the Tractor.

12R LAKES AND FISH

Director Susie Gardner, Lakes and Fish Chairperson, reported they are running the pumps Monday, Thursday, and Saturday nights from midnight to 8am. Hopefully this will maintain water levels in Crescent and Rainbow Lakes and overflow will go into Keystone. There is also a workday scheduled for March 22, 2025.

12V ISLAND COMMITTEE

Tod Gardner, Island Committee Chairperson, reported they are going to close the roads onto the island. Since the rain, the roads are wet and muddy and they want to avoid people driving on the roads and creating ruts. They would also like to schedule a workday for the island.

12DD LAUNDRY

Jeff Chaney, Laundry Committee Chairperson, reported he has been to Lowes and ordered the new washers and dryers for the laundry room. He also purchased 5 years warranty on the machines. He just needs to co-ordinate with Director Dan Diviney for a delivery date. Dan needs to send a letter to the old vendor cancelling the contract with them.

13. OLD BUSINESS

13a Action Item List

The Board reviewed the January Action Item List.

13b Revised pass resolution 1-20-25

The Board reviewed the revised Guest and Family Passes resolution and took comments from the audience. The Board is getting input from members regarding guests using roads and water etc. and not paying their share of the cost of upkeep. Most of the audience agreed with the concept, but felt a fee of $50.00 per month was a little steep for a starting place and suggested $25.00 per month would be more reasonable. President Boswell plans to present the resolution at the March General Meeting and hopefully the resolution passed before the July meeting.

13c B.O.D follow up on Illegal guests, late guest passes & No Members living in home

Illegal Guests

13c1 Deborah Diaz – Lisa Duchene – Lisa has moved out.

No action taken

13c2 Tina Dutra – Son's Girlfriend – Only stays occasionally does not need pass.

No action taken

13c3 Jason Wilkinson – Tommy Quickel – Not living with Jason.

No action taken

13c4 Ann Thur- Chloe Thur

Director Jeff Chaney made a motion to charge Ann Thur a $100 late charge and write her a letter regarding the need for a Family Pass for Chloe. Director Tony Lillak seconded the motion, and it carried by following vote: Ayes; Directors Stanley Price, Tony Lillak, Dale Smith, Margaret Howe, Susie Gardner, Jeff Chaney and Christy Williams, Noes: Dan Diviney; Abstain: None; Absent: None.

13c5 Jennifer Chase – 2 Adult Children living in home

Jennifer Chase has applied for passes for both children.

13c6 Brendon Harmon – Chelsea Quiroga

Director Jeff Chaney made a motion to send a first notice to Brendon Harmon regarding the need for a Guest Pass for Chelsea Quiroga. 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.

Guest Passes

13c7 Maxwell Hanson - Angelia Geoken – Expired 11/20/24

Mr. Hanson has received two prior notices regarding the need to renew this guest pass. Director Jeff Chaney made a motion to charge Mr. Hanson a $250.00 late fee unless he has completed and returned an application to the office prior to March 8, 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, Susie Gardner, Jeff Chaney and Christy Williams, Noes: None; Abstain: None; Absent: None.

13c8 Jeff Wagner – Kayla Wimpy – Letter in January

Director Dan Diviney made a motion to send Jeff Wagner a letter requesting his appearance at the March 15, 2025 Board Meeting at 10:00AM. 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.

13c9 Robert Rucker – Christina Moon – Expired 10/17/24

Director Jeff Chaney made a motion to send Robert Rucker a first notice regarding the need to renew his guest pass for Christina Moon. 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.

13c10 Jasmine Mack – Hayliegh Taylor – Expired 8/2023 (no letter)

Director Jeff Chaney made a motion to send Jasmine Mack a first notice regarding the need to renew her guest pass for Hayliegh Taylor. 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.

No Member Living in Home

13c11 Cleto Quiroga's Estate – Letter in January

Director Tony Lillak made a motion to send the Cleto Quiroga Estate a letter requesting their appearance at the March 15, 2025, at 10:30AM to discuss options for 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, Susie Gardner, Jeff Chaney and Christy Williams, Noes: None; Abstain: None; Absent: None.

13c12 Amanda Watson

Ms. Watson has requested that she be able to discuss this issue with the Board. Director Dan Diviney made a motion to send a letter to Ms. Watson requesting her appearance at the March 15, 2025 Board meeting at 10:15AM. 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.

13c13 Cherish Moniz Estate – 2 Letters in January

Director Jeff Chaney made a motion to send a letter to the Cherish Moniz Estate requesting their appearance at the March 15, 2025, Board Meeting at 10:45AM and to have Directors Tony Lillak and Dale Smith deliver a copy of the letter. 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.

13c14 Ellen Wallace Estate – 2 Letters in January

Director Dale Smith made a motion to send a letter to the Ellen Wallace Estate requesting their appearance at the March 15, 2025, Board Meeting at 11:00AM and Directors Dale Smith and Tony Lillak to deliver a copy of the letter. 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.

13c15 Update on Corey Anderson/Melody Anderson

This item was tabled to the March 15, 2025, due to lack of information.

13d Gary Boswell- Letter addressing adopted changes in Ethics Policy

President Boswell requested that the Board adopt a change to the Club's Ethics Policy eliminating the need for committee chairpersons to sign the Ethics Policy. Director Jeff Chaney made a motion to revise the Ethics Policy to eliminate the requirement for Committee Chairperson to sign the Ethics Policy. 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.

13e Amanda Watson

Amanda Watson received a letter regarding no member residing in the home at 4A25 Rainbow with a non-member living in the home. She would like for her and her husband be heard on the issue. The Board tabled the issue until they can attend a meeting.

14. NEW BUSINESS

14a Letter from Louis & Heather Lomeli reg. dues.

The Board reviewed a request from Louis & Heather Lomeli requesting that reinstatement fees charged in September 2024. After reviewing the request, Director Stanley Price made a motion to approve waiving the reinstatement fees charged to Louis and Heather Lomeli. 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.

14b CANCELLED ITEM

Jill Johnson requested she be able to address the Board but was unable to attend the meeting.

14c Baseball Field Request- DIRT SQUAD BASEBALL

The Board reviewed a request from Dirt Squad Baseball for use of the Club's baseball field for a practice field. They are a 13U travel baseball team in Tracy, managed and coached by parents, and are not affiliated with any facility or organization. They are registered and insured through the United States Specialty Sports Association. They play most of their games in Manteca but have also played in Ripon and Modesto. A couple of their players are affiliated with the Club. The Board requested a list of players and parents. Director Stanley Price made a motion to approve the use of the Club's baseball field by Dirt Squad Baseball, subject to review of approval of their insurance coverage by the Club's insurance company. 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.

14d Susie Gardner- Question reg. committees/ vendors

Director Susie Gardner, Lakes & Fish Committee Chairperson, inquired if SJRC Committees are required to pay a vendor fee for a sponsored River Club Event, i.e., SJRC Annual Car Show. Director Jeff Chaney made a motion to establish the following policy. Director Dan Diviney 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.

POLICY – Inhouse Committee Vendor Fees

At the February 15, 2025, Board Meeting, the Board established a policy that all in-house committees shall not be charged a vendor fee for participation in any SJRC sponsored event.

15. READING OF THE MINUTES

Director Dale Smith made a motion to approve the minutes of the January 18, 2025, Board Meeting as presented. 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.

16. CONSENT CALENDAR

16a. Jessica Hoffman EXT. PASS for Daniel Dallas
16b. Esther McMullen EXT. PASS for Sean Goodwin
16c. Jennifer Chase FAM. RES. REQ. for Aaron Boys/ Associate Req. for Angela Boys
16d. Carole Cook FAM. RES. REQ for Zachary T. Davis
16e. Carrie Demezzi EXT. PASS REQ. for Vince Peterson

Director Dale Smith made a motion to approve the above Extended Pass, Family Pass and Associate requests. Director Dan Diviney 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.

16f. Marilyn Heuer REQ for Valerie Phillips (Daughter) Offering No Cost Financial well-being seminar. The Bingo group will be sponsoring this seminar upon approval of the B.O.D

The Board reviewed a request from Valerie Phillips to conduct a financial well-being seminar. Ms. Phillips is employed by Patelco Credit Union, a not-for-profit organization. They conduct these seminars on a no-cost basis as a service to the communities they serve. The seminar would be sponsored by the Bingo group if approved by the Board. Director Tony Lillak made a motion that since the seminar will be conducted by a not-for-profit organization and is sponsored by Bingo group to approve the seminar. 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 Dale Smith made a motion 1:45PM to adjourn the open session meeting, take a short break and return to closed session. Director Dan Diviney 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.

Respectfully,

Margaret Howe
Secretary, San Joaquin River Club