OPEN SESSION MINUTES

SAN JOAQUIN RIVER CLUB, INC.
MEETING OF THE BOARD OF DIRECTORS
JUNE 20, 2026

President: Gary Boswell Vice President: Paul Lee
Secretary: Margaret Howe Treasurer: Susie Gardner
Directors: Carol McConnell, Harry Lawrence, Dale Smith, 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 9:56AM.

8. ADDITIONS AND DELETIONS

16-2-a Libby Bode Associate Member – Moved to Closed Session
14-g Natalie Dorn Damage in Campground

9. NEW MEMBER INTRODUCTION

There were no new members in the audience to introduce.

10. BOARD REQUEST TO APPEAR

None

11. FINANCE REPORT

a. Treasurers' Report

Treasurer Susie Gardner reviewed the Treasurers' Report and inquired if there were any questions. She also reported that staff is working the June billing process and she plans to mail it by June 30, 2026. Director Carol McConnell made a motion to accept the Treasurers' report as presented. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes, Directors Paul Lee, Susie Gardner, Harry Lawrence, Dale Smith, Joe Medina, Margaret Howe and Carol McConnell, Noes: None, Abstain: None; Absent: Christy Williams

b. Collections

Treasurer Susie Gardner reported that in the 2026/2027 year she plans on making collections a "sub-committee" of the finance committee.

12. REPORTS

a. Admin CHROM 6 Carole Walden

Carole Walden was unable to attend the meeting, so Sam Hedge did a short presentation. He is hopeful that someone from either the CDM-Smith, the engineering firm, or the State of California will attend the Club's annual meeting on July 12, 2026.

d. Building KC Robinson

1. Follow-Up Nina Edson building permit.

Numerous requests have been sent to member Nina Edson asking her to provide a copy of her San Joaquin County Building Permit for improvements done to her property at 4C001 Rainbow. Someone did drop a copy of a "Community Development Department, Planning Building Code Enforcement Fire Prevention GIS" in the office. But a copy of the building permit has not been provided. Director Paul Lee made a motion to send Nina Edson a Require to Appear Notice for the July 18, 2026, Open Session Board meeting requiring Ms. Edson to personally appear under penalty of fines being charged if she fails to appear. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes, Directors Paul Lee, Susie Gardner, Harry Lawrence, Dale Smith, Joe Medina, Margaret Howe and Carol McConnell, Noes: None, Abstain: None; Absent: Christy Williams

k. Derelict Homesite OPEN

1. Carolyn Cardoza -Tree Trimmings 2nd notice same offense

Member Carolyn Cardoza is receiving a second notice regarding tree trimmings. Director Dale Smith made a motion to fine Ms. Cardoza $50.00 and require her to have the tree trimmings cleaned up before the July 18, 2026; Board Meeting or she will be charged additional fines. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes, Directors Paul Lee, Susie Gardner, Harry Lawrence, Dale Smith, Joe Medina, Margaret Howe and Carol McConnell, Noes: None, Abstain: None; Absent: Christy Williams

2. Wayland Rogers – Materials/ Dangerous Material 2nd notice same offense

Member Wayland Rogers is receiving a second notice regarding unsightly materials, junk or similar materials being visible from the club right-of-way or club grounds. Director Carol McConnell made a motion to fine Mr. Rogers $50.00 and requested him to have things cleaned up before the July 18, 2026; Board Meeting or he will be charged additional fines. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes, Directors Paul Lee, Susie Gardner, Harry Lawrence, Dale Smith, Joe Medina, Margaret Howe and Carol McConnell, Noes: None, Abstain: None; Absent: Christy Williams

3. Michelle Pyatt- Debris, Overgrown vegetation, Unsightly/dangerous 1st offense written notice

The Derelict Homesite committee wrote up a notice for Michelle Pyatt regarding debris, overgrown vegetation etc. The Board noted that from the pictures included with the "Notice of Offense" problem is not on the lot that Michelle Pyatt rents. It is on Site 2D19, under the membership of the Patricia Dutra Estate. Director Dale Smith made a motion to approve sending a letter to the Patricia Dutra Estate regarding the issues with the lot and this is a first offense charge no fine. Director Joe Medina seconded the motion, and it carried by the following vote: Ayes, Directors Paul Lee, Susie Gardner, Harry Lawrence, Dale Smith, Joe Medina, Margaret Howe and Carol McConnell, Noes: None, Abstain: None; Absent: Christy Williams

l. Election Trevia Coleman

Election information and ballots will be mailed to members eligible to vote today June 20, 2026.

gg. Venue Leslee Lee

1.William Dias- 10yr old Bday Pizza Party Friday June 26th, 2026, 5pm-10 pm 50 guests

William Dias has made a Venue request for use of half the hall for a pizza party for a 10-year-old on Friday, June 26, 2026. Renting half the hall is not usually done and this type of event would usually be done in the kitchen area. However, on that night the kitchen is already booked. Director Paul Lee made a motion to approve the request as a one-time thing due to the circumstances. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes, Directors Paul Lee, Susie Gardner, Harry Lawrence, Dale Smith, Joe Medina, Margaret Howe and Carol McConnell, Noes: None, Abstain: None; Absent: Christy Williams

13. OLD BUSINESS

a. Illegal, late, No .Member List- President Gary Boswell

Illegal Guests

James Raybourn - The Board has made several requests that James Raybourn get a pass for Andrea Ramirez who is living in his home, but they have not complied. Sean Raybourn, James Raybourn's son, and Andrea Ramirez, Sean's girlfriend, were present to discuss the problems they are having getting the paperwork required to apply for a pass. Director Susie Gardner made a motion to require Sean Raybourn and Andrea Ramirez appear at the July 18, 2026, Board Meeting to update the Board their progress. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes, Directors Paul Lee, Susie Gardner, Harry Lawrence, Dale Smith, Joe Medina, Margaret Howe and Carol McConnell, Noes: None, Abstain: None; Absent: Christy Williams

Miles Hadley – Miles Hadley is still be seen on Club grounds and it has been reported that he is staying with member Natalie Dorn. Director Paul Lee made a motion to send Natalie Dorn a first warning notice regarding Miles Hadley that if she continues to let him stay with her, she will be subject to fines and possible loss of membership and to continue charging fines to Melody Hadley and Joseph Hadley. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes, Directors Paul Lee, Susie Gardner, Harry Lawrence, Dale Smith, Joe Medina, Margaret Howe and Carol McConnell, Noes: None, Abstain: None; Absent: Christy Williams

Late Extended Passes

Pat D. Tubbs Murphy – Ms. Tubbs Murphy has told President Gary Boswell she is trying to get Elizabeth Green to move out. No action was taken.

No Member in Home

Director Dale Smith made a motion to make no changes to monthly fines being charged to the following Estates: Cleto Quiroga Estate, Cherish Moniz Estate, Ellen Wallace Estate, Phyllis

Thompson Estate, and the Ethel Johnson Estate. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes, Directors Paul Lee, Susie Gardner, Harry Lawrence, Dale Smith, Joe Medina, Margaret Howe and Carol McConnell, Noes: None, Abstain: None; Absent: Christy Williams

Stacy Quintana – Director Paul Lee made a motion to continue the monthly fine of $300.00, send Stacy Quintana a "Require to Appear" notice at the July 18, 2026, Open Session Board Meeting and if she fails to appear as requested to increase the fine. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes, Directors Paul Lee, Susie Gardner, Harry Lawrence, Dale Smith, Joe Medina, Margaret Howe and Carol McConnell, Noes: None, Abstain: None; Absent: Christy Williams

Dwayne Harris – There is currently no one living in the home. No action taken.

Ronald Figuera – It appears there are illegal occupants living in the home at 1P25 Redwood. Director Dale Smith made a motion to send Mr. Figuera a first warning notice regarding non-members living in the home and asking him to clarify who owns the home. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes, Directors Paul Lee, Susie Gardner, Harry Lawrence, Dale Smith, Joe Medina, Margaret Howe and Carol McConnell, Noes: None, Abstain: None; Absent: Christy Williams

b. Gary Boswell- Reg. D-8 Caterpillar

At the June 20,2026, Board Meeting the Board approved the purchase of a D-8 Caterpillar but did not discuss where the funds to pay for the purchase would come from. Campground Committee Chairperson Dale Smith offered to donate $1,000.00 towards the purchase from their allocated account; Car Show Committee Chairperson Carol McConnell offered to donate $500.00 towards the purchase from their allocated account; and Arlene Faile, Chairperson of both the Entertainment Committee and the Youth Committee offered to donate $500.00 from each from their allocated accounts ($1,000.00 total). Director Carol McConnell made a motion to accept the donations and thanked the committee chairpersons. Director Joe Medina seconded the motion, and it carried by the following vote: Ayes, Directors Paul Lee, Susie Gardner, Harry Lawrence, Dale Smith, Joe Medina, Margaret Howe and Carol McConnell, Noes: None, Abstain: None; Absent: Christy Williams

c. Cell Tower Update

President Boswell reported that the first lawsuit filed by club members in January 2026, has been dismissed by the plaintiffs. Staff is currently researching legal fees from our Club attorney to turn over to the Club's insurance for reimbursement. The seconded lawsuit filed by Club members in February 2026, is still pending.

Director Susie Gardner made a motion to rescind the motion made during Closed Session regarding this issue. Director Paul Lee seconded the motion, and it carried by the following vote: Ayes, Directors Paul Lee, Susie Gardner, Harry Lawrence, Dale Smith, Joe Medina, Margaret Howe and Carol McConnell, Noes: None, Abstain: None; Absent: Christy Williams

Vertical Bridge is asking for additional ground outside of their original request to put in a retention pond as required by the San Joaquin County Building Department. The Club's attorney feels this would be an appropriate time for the Club to make any additional requests they might

want. Director Paul Lee made a motion to request the following changes/additions to the contract:

1. Vertical Bridge maintain the retention pond/ponds
2. Vertical Bridge to defend and indemnify the San Joaquin River Club from any lawsuits regarding the cell tower.
3. Increase monthly base rent to $2,500.00 per month
4. Provide Club with a key to their gate for use in case of an emergency
5. Include signature line on contract for Secretary

and authorize President Gary Boswell to communicate these changes to the Club's attorney. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes, Directors Paul Lee, Susie Gardner, Dale Smith, Joe Medina, Margaret Howe and Carol McConnell, Noes: Harry Lawrence, Abstain: None; Absent: Christy Williams

14. NEW BUSINESS

a. Free Solar & Battery Program Available for SJRC Homeowners

The Club received an email from Sunrun a solar company working with PG&E to provide a solar and battery program to qualifying homeowners in the San Joaquin River Club. They appear to be requesting permission to contact homeowners by going door to door, this is in violation of Club Rules. Director Paul Lee made a motion to deny the request. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes, Directors Paul Lee, Susie Gardner, Dale Smith, Harry Lawrence, Joe Medina, Margaret Howe and Carol McConnell, Noes: None, Abstain: None; Absent: Christy Williams

b. President Gary Boswell- Suggestion to a sealed bid auction reg. Ford Dually. With the requirement it does not remain in the club

A Club member donated a Ford Dually to the club. The maintenance crew has spent a lot of time and some money trying to get it running but were not successful. President Boswell is suggesting the club put it up for a sealed bid auction. After some discussion of the options available to dispose of the vehicle, Director Susie Gardner made a motion to contact Pick & Pull and see what they would pay the club for the vehicle. Director Joe Medina seconded the motion, and it carried by the following vote: Ayes, Directors Paul Lee, Susie Gardner, Dale Smith, Harry Lawrence, Joe Medina, Margaret Howe and Carol McConnell, Noes: None, Abstain: None; Absent: Christy Williams

c. Cindy Stacy/Anthony Marotta 2H027- LTR Reg. Issues w/ the process of membership.

Anthony Marotta, son of deceased member Diane Marotta, was present to discuss with the Board issues he has with the Club's membership process. He is trying to sell his Mother's home but is having problems finding someone who qualifies for membership. The big problem seems to be finding sponsors who have known a prospective member for one year. The Board thanked him for his input and explained to him the membership process is governed by the Club's Bylaws and would take a two-thirds membership vote to change it. No action was taken

d. Pier Dock Platform, water structure agreement- William McClain 84E

The Board received a Pier, Dock, Platform, Water Structure Agreement from member Williams McClain regarding his dock site 4D005 Spruce. Also included was a letter regarding repairs to

the dock requested by the Board. He has most of the repairs needed, except for the step which is currently underwater. The letter also noted that another member has been making changes to the dock without Mr. McClains' permission. The Board reviewed the letter and took no action.

e. President Gary Boswell- LTR. Reg. Larry Talarico

Member Larry Talarico contact President Boswell requesting an apology for information shared during the May Board Meeting that Mr. Talarico has passed away and asked for a copy of the May minutes. The incorrect information shared regarding Mr. Talarico's passing was by a member of the audience, not by the Board and as such was not included in the minutes. The Board took no action.

f. Lisa McDonald 342H- LTR. Reg. Permission to use small electric trolling motor

The Board received a letter from member Lisa McDonald requesting she be allowed to use a small electric trolling motor on the club lakes. After some discussion, Director Dale Smith made a motion to allow Lisa McDonald to use a small electric trolling motor on the lakes. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes, Directors Paul Lee, Susie Gardner, Dale Smith, Harry Lawrence, Joe Medina, Margaret Howe and Carol McConnell, Noes: None, Abstain: None; Absent: Christy Williams

g. Natalie Dorn damage in Campground

Member Natalie Dorn damaged a support post at the BBQ in the campground. Director Dale Smith made a motion to have the club's maintenance crew make the needed repairs and bill Ms. Dorn for the costs. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes, Directors Paul Lee, Susie Gardner, Dale Smith, Harry Lawrence, Joe Medina, Margaret Howe and Carol McConnell, Noes: None, Abstain: None; Absent: Christy Williams

15. READING OF THE MINUTES

a**.** Reading of the minutes

Director Susie Gardner made a motion to approve the Open Session Minutes of the May 16, 2026, Board Meeting as presented. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes, Directors Paul Lee, Susie Gardner, Dale Smith, Harry Lawrence, Joe Medina, Margaret Howe and Carol McConnell, Noes: None, Abstain: None; Absent: Christy Williams

16. CONSENT CALENDAR

1. Extended Passes

a. Gordon Moore EXT. PASS for Carmen Nickels
b. Jeff Chilton EXT. PASS for Robin Lee Clark

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

2. Associate Pass

a. Libby Bode ASSOICATE PASS for Lisa Carpenter – Moved to Closed

Director Harry Lawrence made a motion to adjourn the Open Session Board Meeting at 11:52AM. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes, Directors Paul Lee, Susie Gardner, Dale Smith, Harry Lawrence, Joe Medina, Margaret Howe and Carol McConnell, Noes: None, Abstain: None; Absent: Christy Williams

Respectfully,

Margaret Howe
Board Secretary
San Joaquin River Club