OPEN SESSION MINUTES

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

President: Gary Boswell Vice President: Paul Lee
Secretary: Margaret Howe Treasurer: Susie Gardner
Directors: Harry Lawrence, Carol McConnell, Dale Smith, and 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 9:26 AM.

8. ADDITIONS AND DELETIONS

12b – 4 Hailen Weng – Chicken Run
12e – 2 Shane Rees request for extension in campground
12w- Boonie Gate Repair
12y -4 Derek Braun Memorial
12hh – 4 Exposed Septic

9. NEW MEMBER INTRODUCTION

There were no new members present to be introduced.

10. BOARD REQUEST TO APPEAR

a. Cecil Elliot Estate

No one was present from the Cecil Elliot Estate to discuss their plans for the Home Site at 2M003 Topaz. This was the second request to appear sent to the Estate. Director Paul Lee made a motion to fine the Estate $100.00 for their failure to appear, fine the Estate $100.00 per month until the Home Site is cleaned of debris, junk furniture, and overgrown vegetation
and send the Estate another Request to Appear at the April Board Meeting. 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, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

b. Jeannie & John Larrabe Estates

No one was present from the Jeannie Larrabe Estate or the John Larrabe Estate to discuss their plans for the Home Site at 3A15 Malibu or the Treasury Site at 3A14 Malibu. This was the second request to appear sent to the Estates. Director Paul Lee made a motion to fine the Estates $100.00 each for their failure to appear and send the Estates another Request to Appear at the April Board Meeting. 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, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

c. Wendy Weaver

Wendy Weaver's son Austin Bliss, who has a Family Resident Pass, was present to discuss with the Board the need for passes for other individuals living in the home. Mr. Bliss's brother and sister-in-law are living in the home to help take care of Wendy. Mr. Bliss agreed to pick up applications for Family Resident Passes for any individuals living in the home who need them.

11. FINANCE REPORT

a. Treasurer's Report

Treasurer Susie Gardner reported that due to the illness of the owner of the Club's accounting Service, there was no Treasurer's Report prepared for this meeting.

b. Collections

Treasurer Susie Gardner reported that member Bruce Brothers account has been turned over to collections.

12. REPORTS

c. Building KC Robinson

1. BUILDING COMMITTEE DOCK INSPECTIONS 2026

Building Committee Chairperson KC Robinson reported that the building committee had conducted inspections of the docks and the following docks need maintenance:

2H9 Lakeside – Ramp unsecure and floating dock detached
2J2 Lakeside – Dock removed from water and sitting on shore. In the process of being rebuilt. Attractive nuisance. Exposed nails and loose lumber.
2Q2 Saratoga – 3 of 4 forward support posts unsecured at lakebed
4D5 Spruce – Missing one step, screws exposed. Multiple loose boards on lower portion. Bench loose at mounts.
4A15 Rainbow/Willow – Left lakeside pier blocks unsecured.
4A28 Rainbow – Second to bottom step missing
3A12 Malibu – 3 Lower ladder steps missing
3A8 Malibu – Railing pickets rotted and weak. Two floor joists cracked/broken
3A3 Malibu – Deteriorating, plywood on top off weak deck boards. Ladder rusted several rungs missing.

The Board authorized staff to send letters to the deck sponsors giving them 90 days to complete the needed maintenance. When the maintenance is completed, they should contact the building committee and if they no longer want to sponsor the dock they should contact the building committee.

2. Todd Gardner-Concrete pad under existing RV Cover

Member Tod Gardner has applied for a building permit to pour a concrete pad under and existing RV Cover 18'x46' on Site 2P4 Saratoga. This permit does not require a county permit. Director Paul Lee made a motion to approve the building permit. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes: Directors Harry Lawrence, Carol McConnell, Paul Lee, Joe Medina, and Margaret Howe; Noes: None, Abstain: Susie Gardner; Absent: Christy Williams

3. Shane Wagner- Installation of 12x20 metal carport 8" High, Anchored to ground per county requirements

Member Shane Wagner has applied for a building permit and variance to install a temporary 12'x20', 8' high metal carport anchored to the ground per county requirements on Septic

Expansion site 4D2 Rainbow. Director Paul Lee made a motion to approve the permit and the variance pending proof of a county permit before installation. There was not second to the motion, so it died.
Director Carol McConnell made a motion to deny the requested based the Club's Resolution of June 19, 2021, Septic Expansion which says, "No building of any kind will allowed on this land." Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes: Directors Harry Lawrence, Carol McConnell, Joe Medina, and Margaret Howe; Noes: Paul Lee, Abstain: Susie Gardner; Absent: Christy Williams

4. Hailan Weng – Chicken Run

A building permit was approved for Hailan Weng in September 2025, at Home Site 1B31Redwood for a 20'x5', 4' high chain link fence. Ms. Weng is building a chicken run and is using one side of a building on her neighbor's property as a side of the chicken run. Director Susie Gardner made a motion to have President Boswell talk to Ms. Weng and explain to her that she needs a variance to do what she is doing and to apply for it at the April 18, 2026, Board Meeting. 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, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

e. Campground Richard Starnes

1. Billing arrangements reg. overstay of an associate on club campgrounds

Albert Lacondeguy, Jr., has stayed in the campground in excess of our 2-week limit and he has not paid. Albert Lacondeguy Jr. says he arrived on January 29th and he was asked to leave on February 24th (26 nights). It is believed he is an associate member under his father Albert Lacondeguy Sr. Director Dale Smith made a motion to permanently ban Albert Lacondeguy Jr. from the campgrounds and bill his father for the amount due. 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, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

2. Shane Rees request for extension in campgrounds

Shane Rees, a long-term camper, has requested another extension for the months of April and May 2026,at the rate of $30.00 per night. Director Paul Lee made a motion to approve the request of Mr. Rees to extend his stay in the campground for the months of April and May 2026, at a rate of $900.00 per month. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes: Directors Harry Lawrence, Carol McConnell, Paul Lee, Susie Gardner, Joe Medina, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

r. Lakes & Fish Susie Gardner

Chairperson Susie Gardner reported that she had received an estimate from Hawk Well to repair Well #3 which pumps into the lakes. Hawk Well is currently providing a loaner pump. The estimated amount to repair the pump is $9,349.41. She did not have information on what it would cost to replace the pump. Director Dale Smith made a motion to get a quote for a new pump and then revisit the issue. 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, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

s. Lakeside Chapel Elaine Sell- Gilliland

1. Committee members for Lakeside Chapel 2026

The Club received a letter from Lakeside Chapel informing the Club of the following committee members and a 2025 Financial Statement.

COMMITTEE MEMBERS

Frank Gilliland	Chairman
Dennis Rashe	Second Chairman
Elaine Gilliland	Secretary
Jim Martin	Treasurer
Shirley Rodrigues	Member
Darla Gardner	Member
Sheldon Bridges	Member

w. River — Dale Fitzmorris

It was reported that the gate at the boonies has been damaged and needs to either be repaired or replaced. The question for now is whether to just leave the gate open until it can be fixed or lock it. By acclamation, the Board agreed to just leave the gate open so members can still have access to the boonies.

y. Venue — Leslee Lee

1. Leslee Lee- VENUE REQUEST: Wreaths Across America

Wreaths Across America is holding a bingo fundraiser in the hall on Sunday, October 25th. They are requesting access all day on Saturday, October 24th to set up and decorate. Director Paul Lee made a motion to approve the request. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner and Joe Medina; Noes: None; Abstain: None; Absent: Christy Williams

2. Lupita Hernandez- Rental Agreement: Grad. Party 05/16/26

Lupita Hernandez is requesting to rent hall, kitchen and kitchen refrigerator on May 16, 2026, for a graduation party. They will need an ABC license. Director Paul Lee made a motion to approve the request. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner and Joe Medina; Noes: None; Abstain: None; Absent: Christy Williams

3. ~~Joseph Silva~~ Michelle Pyatt- Rental Agreement: Grad. Party 06/13/26

Michelle Pyatt is requesting to rent the hall only for a graduation party on June 13, 2026. Director Dale Smith made a motion to approve the request subject to proof of insurance being provided before the event. Director Paul Lee seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner and Joe Medina; Noes: None; Abstain: None; Absent: Christy Williams

4. Derek Braun Memorial

Wendi Burton is requesting to reserve April 18, 2026, for a memorial service for Derek Braun. Director Dale Smith made a motion to approve the request, subject to Ms. Burton contacting Venue Chairperson Leslee Lee to make arrangements. Director Paul Lee seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner and Joe Medina; Noes: None; Abstain: None; Absent: Christy Williams

z. Water & Wells Dan Diviney

Carol Walden, Administrator of the Chrom-6 Committee, gave a report updating the Board and audience on the Chrom-6 issues. She reported that the State Water Resources Control Board (SWRCB) has picked three engineering firms to provide cost estimates or the project. Once an engineering firm is picked, they will work on the feasibility study portion of the project. Ms. Walden told the Board and the audience that once the feasibility study is completed the SWRCB will decide the best way to solve the problem, and the club members will not have any say in that portion of the project.

President Boswell inquired if the Club's well #3 has been tested to see if that water is potable. Ms. Walden didn't know. Director Dale Smith made a motion to have well #3 tested to see if the water is potable. 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, and Margaret Howe; Noes: None, Abstain: None; Absent: Christy Williams

Ms. Walden left the meeting and returned a few minutes later and reported she consulted with Sam Hedge and well #3 is not part of the project. Director Dale Smith then rescinded his motion to have well #3 tested for potable water.

hh. Derelict Homesite Amanda Watson

1. Terry Mathews- First offense

Terry Mathews Site 2J23 Sunset has been cleaned.

2. Cecil Elliot Est.- First offense

This was discussed under item 10a – Request to Appear – Cecil Elliot Estate.

3. La Donna Van Winkle- Libert- First offense

La Donna Van Winkle-Libert has a vehicle parked in the Club's Right of Way at 1N15 Acacia and it needs to be moved. Director Paul Lee made a motion to write Ms. Van Winkle-Libert a letter notifying her the need to move her vehicle. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner and Joe Medina; Noes: None; Abstain: None; Absent: Christy Williams

4. Exposed Septic

The Club received a letter regarding an exposed septic system at Home Site 1K23 Juniper. This is not only a health hazard but dangerous. Director Paul Lee made a motion to send the owner a letter explaining that the Board is aware of the health issues in the home, but the septic has to be repaired, the Club will contact County Code Enforcement and that they still need to apply for passes for guests living in the home. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner and Joe Medina; Noes: None; Abstain: None; Absent: Christy Williams

13. OLD BUSINESS

a. Action Item List

The Board reviewed the Action Item List from the February 21, 2026, Board Meeting.

b. Discussion: Cell Tower Update

There was no new information on the Cell Tower.

c. Maintenance purchase consideration of a battery powered weed eater

Maintenance would like to purchase a battery powered weed eater. Director Carol McConnell made a motion to authorize Director Paul Lee to purchase a battery powered weed eater for the maintenance crew. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner and Joe Medina; Noes: None; Abstain: None; Absent: Christy Williams

d. March 28th-Volunteer Appreciation

The annual Volunteer Appreciation Dinner will be held on March 28, 2026. President Boswell would like to honor the ladies that pickup and deliver food to club. He would also like to honor volunteer Derek Braun, who recently passed away, with a sign at the ball field. Director Carol McConnell made a motion to authorize President Boswell to purchase a sign for the ball field that says, “Derek Braun Memorial Ball Field.” Director Dale Smith seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner and Joe Medina; Noes: None; Abstain: None; Absent: Christy Williams

e. President Gary Boswell-Non- Member living in home

Illegal Guests

1. Wendy Weaver – Discussed under Item 10c - Request to Appear.

2. James Raybourn – No Action Taken

3. Miles Hadley – It was noted that Miles has been seen in the Club again lately. Director Susie Gardner made a motion to fine both of Miles parents, Meldoy Hadley and Joe Hadley, $250.00 each per month until Miles is no longer residing in the Club. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner and Joe Medina; Noes: None; Abstain: None; Absent: Christy Williams

No Members Living in Home

1. Cleto Quiroga’s Estate – No additional action taken

2. Cherish Moniz Estate - No additional action taken, but it does appear the house is for sale.

3. Ellen Wallace Estate - No additional action taken

4. Phyllis Thompson Estate – No additional action taken but send them a letter informing them that there needs to be a member living in the home.

5. Ethel Johnson Estate – No additional action taken

6. Stacy Quintana – No additional action taken

7. Dwayne Harris – Director Paul Lee made a motion to send Mr. Harris a letter that there appears to be people living in the home and if so, a member needs to be living in the home. Director Joe Medina seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner and Joe Medina; Noes: None; Abstain: None; Absent: Christy Williams

14. NEW BUSINESS

a. President Gary Boswell- Addressing an ongoing issue reg. branch removal

President Boswell reported the maintenance team was mowing the field behind Peggy Jose's Home Site 1H04 Poplar Rd. and there is a large pile of tree branches on the lot. The crew has to mow around the pile and if they hit any of the larger branches is causes damage to the equipment. This has been going on for several years. Director Susie Gardner made a motion to send a letter to Patrick Jose, Peggy's son, regarding getting the lot cleaned up. Director Paul Lee seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner and Joe Medina; Noes: None; Abstain: None; Absent: Christy Williams

b. Susie Gardner- Recommendation from Alexander Xu reg.3 new Dell Towers (Current does not support windows 11)

Alexander Xu, computer consultant for the club, is recommending the Club invest in 3 new Dell desktop Tower computers. The current desktop computers will not support an upgrade to Windows 11 and support for Windows 10 will expire in October 2026. Dell Desktop computers are currently available online from Costco for approximately $500.00 each. Director Dale Smith made a motion to approve the purchase of 3 new Dell Desktop computers. Director Susie Gardner seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner and Joe Medina; Noes: None; Abstain: None; Absent: Christy Williams

c. President Gary Boswell-Meet the candidate's event

After some discussion, the Board of Directors scheduled a Meet the Candidates Event for Sunday, May 17, 2026, at 1:00PM in the clubhouse.

d. Anthony Santos- Would like to donate a 15' ft. trailer to the S.J.R.C.

Member Anthony Santos has offered to donate a 15' trailer to the club. Director Dale Smith made a motion to accept the donation. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner and Joe Medina; Noes: None; Abstain: None; Absent: Christy Williams

e. Jeffery Wagner- Response letter

The Board of Directors received a letter from Jeffery Wagner in response to the letter he received from the Board concerning his attitude and behavior at the February 21, 2026, Board Meeting. Mr. Wagner expressed his "offense to the tone and scope of the letter." The Board reviewed the letter but took no action.

15. READING OF THE MINUTES

a. Reading of the minutes

Director Paul Lee made a motion to approve the minutes of the February 21, 2026, Open Session Meeting as amended. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner and Joe Medina; Noes: None; Abstain: None; Absent: Christy Williams

16. CONSENT CALENDAR

1. EXT.PASSES

Director Dale Smith made a motion to approve the following extended passes:

	Member	Guest
a.	Richard Ashby	Crysta Estimo
b.	Brigit Sweedeen	Jose Zuniga

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

Director Susie Gardner made a motion to adjourn the Open Session Meeting at 11:59AM. Director Dale Smith seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner and Joe Medina; Noes: None; Abstain: None; Absent: Christy Williams

Respectfully,

Margaret Howe
Board Secretary
San Joaquin River Club