

MINUTES

**SAN JOAQUIN RIVER CLUB, INC.
MONTHLY BOARD OF DIRECTORS MEETING
September 16, 2023
Open Session**

CALL TO ORDER: President Jeremy Levin at 9:25 AM

PRESIDENT: Jeremy Levin

VICE PRESIDENT: Dale Smith

SECRETARY: Valerie Dupuich Excused Absent

TREASURER: Jeff Chaney

DIRECTORS: Dan Diviney, Jeff Wagner, Tony Lillak, Stanley Price, Robin Bell

Regular scheduled meeting of the Board of Directors of the San Joaquin River Club, Inc. was held in the Board Room, at the Clubhouse 30000 Kasson Road, Tracy, CA 95304.

8. ADDITIONS AND DELETIONS

Additions:

SJRC Customer Balance
12bb1 – Youth Group Report
12f1 – Car Show - Breakfast
12m1 – Entertainment Update
14h – Letter Jimena Arrioja

Deletions:

14a – Monopole Telecommunication Tower letter from Robin Bell
14d - Heidi Levin, bookkeeper, re member Ann Thur
14g – Tabled -Vertical Bridge Letter from Lisa Fowler

9. NEW MEMBER INTRODUCTION

a. Welcome Miguel Barajas

10. BOARD REQUEST TO APPEAR

a. Ruth Thomason – No Show
Motion Tony Lillak, second Stanley Price to fine Ruth \$200 failure to appear
All yes votes, motion carried.

11. FINANCE REPORT

11a. Finance report was read by Treasurer Jeff Chaney.
Motion Jeff Wagner, second Dale Smith to table until October Report because the committee could not meet.
All yes votes, motion carried.

12. REPORTS

12bb1 Christy Williams – Youth Group Report

Reminder about Windows, Running water, and Playground Safety

Some discussion - No motion

12c1 Dan Kennedy Building Permit

Motion Dan Diviney, second Tony Lillak to accept permit.

All yes votes motion carried.

12c2 Carol Heaton/Jason Hampton – Requesting variance from setback regulation for shade garden

Motion Tony Lillak, second Stanley Price

All yes votes motion carried.

1211 Letter Gary Boswell, 4 items:

1. Gina Haugh, mailed documents to lawyer to begin process
2. Pauline Thompson, exceeds 4 yr statue of limitation on filing
3. Lawyer, Nathan McGuire to write demand letters
4. Lisa Fowler resigned from committee.

Gary to double check with office

Some discussion - No motion

12m1 Entertainment Calendar Update

Motion Dale Smith, second Tony Lillak to approve dates and calendar presented.

All yes votes motion carried.

12y1 Venue – Barbara Craigg Baby shower

Motion Stanley Price, second Tony Lillak motion to accept request.

All yes votes motion carried.

BREAK 10:45AM - 20 minutes

13. OLD BUSINESS

a. Action Item List

b. Jessica Hoffman letter - Jeremy

14. NEW BUSINESS

14a DELETION - Monopole Telecommunication Tower letter from Robin Bell

14b Donna Barbera-Diaz re: Jeff Wagner verbal threats and breaking of By Laws
Motion Jeff Chaney, second Stanley Price Jeff Wagner gets a guest pass for people to live in apartment OR get a membership.

Yes votes: Dale Smith, Tony Lillak, Dan Diviney, Robin Bell

Jeff Wagner abstain

Motion carried

Second Motion Robin Bell – Jeff Wagner gets necessary permits per Donna's letter.

No second. Motion died.

14c Phone poll to approve mower quote from Kubota.

Motion passed

14d DELETION - Heidi Levin, bookkeeper, regarding member Ann Thur

14e Gary Boswell re violations

1. Suzanne Bergesen – unknown male living in house

2. Brian Bogetti - legal to drive

Action – Tony & Jeremy

Some discussion - No Motion

14f Gary Boswell re Orientation Class rescinded. Informed Gary that Membership Secretary process was approved in closed session this morning.

No Motion

14g DELETION- Tabled -Vertical Bridge Letter from Lisa Fowler/Tabled

14h ADDITION: Letter from Jimena Arrioja re delinquent fees for dues

Motion Jeff Chaney, second Jeff Wagner to forgive delinquent and any associated fees total \$160.00.

All yes votes motion carried

15. READING OF THE MINUTES

a. Reading of the August 19, 2023 Open Session Board meeting.

Motion Jeff Chaney, second Tony Lillak to accept minutes as corrected.

All yes votes motion carried.

b. Phone poll to approve Kubota mower from Garton Tractor.

Motion Dale Smith, second Tony Lillak to accept phone poll.

All yes votes, motion passed

c. Phone poll regarding Howk quote to have the pump for well 4 repaired.

Motion Dale Smith, second Jeff Chaney to approve as requested.

All yes votes, motion passed

16. CONSENT CALENDAR

16a. Carol Ann Heaton – transferring her site (2B55) back to SJRC and purchasing Vern Fowler house 2B71.

Motion Jeff Chaney, second Tony Lillak to Accept 2B55 back to SJRC Treasury with the condition site is cleaned of debris prior to return.

All yes votes, motion carried.

16b. Keokannitha Heng extended pass for Andres Santana JR.

Motion Jeff Chaney, second Tony Lillak to deny the extended pass.

All yes votes, motion carried.

16c Robert Cunningham Septic Expansion 1H15

Motion Jeff Wagner, second Dale Smith to grant septic expansion request upon payment of applicable and recurring fees.

All yes votes, motion carried.

16d Gloria Ross extended pass for Diane Bishop

Motion Jeff Chaney, second Tony Lillak to accept extended pass.

All yes votes, motion carried.

16e Kathleen Gonsalves Cintrone re Frozen lot 2B6

Motion Jeff Wagner second Jeff Chaney, to deny Frank Gilliland request and keep 2B6 as frozen.

All yes votes, motion carried.

16f Paul Lee extension for container on 2H24 Sunset for one year.

Motion Tony Lillak second Jeff Wagner, extend container by one year as requested.

All yes votes, motion carried.

16g Robert Rucker extended pass Christina Moon.

Motion Jeff Chaney second Tony Lillak, to accept extended pass.

All yes votes, motion carried.

16h Alvin Zygadlo –Turn water off on Lot 1C24 Santa Rosa Circle

Motion Dale Smith second Tony Lillak, to cap the water on Al's lot

Yes vote: Dale Smith, Tony Lillak

No votes: Jeff Wagner, Stanley Price, Jeff Chaney, Dan Diviney, Robin Bell

Motion failed

Motion Jeff Wagner, second Dale Smith to adjourn the Open Session of September 16, 2023 Board meeting at 12:20 PM

All yes votes, motion carried.