OPEN SESSION
MINUTES
SAN JOAQUIN RIVER CLUB, INC.
MONTHLY BOARD OF DIRECTORS MEETING
September 20, 2025

President: Gary Boswell **Vice President:** Paul Lee
Secretary: Margaret Howe **Treasurer:** Susie Gardner

Directors: Joe Medina, Carol McConnell, Christy Williams, Dale Smith, and Harry Lawrence

Regular scheduled meeting of the Board of Directors of the San Joaquin River Club, Inc. was held in the Club Boardroom 30,000 Kasson Road, Tracy CA. 95304.
The Open Session Meeting was called to order by President Gary Boswell at 9:50 AM.

8. ADDITIONS AND DELETIONS

12C-7 Building Permit Nina Edson
14F Letter from Erika Schmidt

9. NEW MEMBER INTRODUCTION

Ylicia Gardner
Bridget Rodriguez
Phillip Rodriguez

No new members were present to be introduced.

10. BOARD REQUEST TO APPEAR

a. Tony Lillak (10:00)

Tony Lillak was present to discuss non-member Miles Hadley living in his home. Mr. Lillak is working on getting a court date to have Mr. Hadley evicted. Director Joe Medina made a motion to table the issue until the October 20, 2025, Board Meeting and have Mr. Lillak appear and update the Board on his progress. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: None

b. Ellen Wallace (Estate) (10:15)

George Wallace was present to discuss the issue of non-members living in the home at Site 2B38 Sequoia. He indicated the plan is to clean up the house and then sell it, but his Sister Angel Wallace is the executor of the estate. Director Paul Lee made a motion to table the discussion until the October 20, 2025, Board Meeting. 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, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: None

Director Carol McConnell made a motion to send Angel Wallace a letter requesting her appearance at the October 20, 2025, Board Meeting and reminding her the dues need to be kept current. 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, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: None

c. Cleto Quiroga Estate, Norma Velasquez (10:30)

No one from the Cleto Quiroga Estate was present, but the Board did receive a letter from Norma Velasquez. Ms. Velasquez has some health issues and was unable to attend the meeting. She would like to attend the January 2026 Board Meeting to discuss the issues. Director Susie Gardner made a motion to fine the Cleto Quiroga Estate $100.00 per month for non-members living in the home until there is either a member living in the home or the home is vacant and schedule an appearance at the January 2026, Meeting. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: None

11. FINANCE REPORT

a.Treasurer's Report/Customer Balance Sheet

Treasurer Susie Gardner presented the August 31, 2025, Treasurer's Report. There were no questions from either the Board Members or the audience. Director Joe Medina made a motion to accept the Treasurer's Report as presented. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: None

12. REPORTS

c. Building KC Roberson

1. Dennis Rashe` Building permit

Dennis Rashe has applied for a building permit for new roofing and solar panels at Home Site 4E2 Rainbow. He does not need approval from the Board. The Building Committee can approve his permit and he will need county permits.

2. Hailan Weng Building permit

Hailian Weng has applied for a building permit for Home Site 1B31 Redwood to install a 20' x 5' chain link fence 4' high. This permit will not require a county permit. Director Joe Medina made a motion approve the permit. 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, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: None

3. Jamie Lima Building permit

Jamie Lima has applied for a building permit for Home Site 2B79 Sycamore to install a 10' x 12' metal gazebo for shade. This permit will not require a county permit. Director Paul Lee made a motion to approve the permit. Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: None

4. Valerie Vallejo Building Permit -PHONE POLL 9/4/2025

Valerie Vallejo has applied for a building permit for Home Site 4A30 Rainbow to install a 4', 3 rail vinyl fence. This permit does not require a county permit. Since there are special circumstances, due to her son's disability, President Boswell asked for a phone poll vote. Director Susie Gardner made a motion to approve the permit. Director Paul Lee seconded the motion, and it carried by the following vote: Ayes: Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: Harry Lawrence, Absent: Joe Medina and Margaret Howe

5. John Kisst roof

President Boswell reported he was contacted by a member about whether or not John Kisst had applied for a permit to re-roof his house at 4A21 Rainbow. President Boswell checked with building committee and they have not record of a permit. Director Dale Smith made a motion to charge Mr. Kisst the $125.00 permit fee for failure to get a permit before starting the project and to send him a letter requiring him to get a club permit and provide proof of receiving a county permit. 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, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: None

6. Ofelia Zamora

Ofelia Zamora has applied for a building permit to install a 6' fence along Friant from her driveway to the front of the house and a 4' fence from the front of the house to the property line. This permit does not require a county permit. Director Paul Lee made a motion to approve the permit. Director Dale Smith seconded the motion, and it carried by following vote: Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: None

7. Nina Edson

Nina Edson has applied for a permit to replace windows w/retro-fit windows, convert garage into living space by changing garage door into wall with approximate size window, pour cement for patio in front of house and remove juniper bush, The Board discussed the permit, but felt the plans presented were insufficient to approve the permit. Director Joe Medina made a motion to return the permit to the building committee for clarification and get a new permit submitted at the October meeting with a better set of plans. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: None

f. Car Show Carol McConnell

1. 2026 Car show date

Committee Chairperson Carol McConnell requested approval for the 2026 Car Show Date of April 25, 2026. Director Dale Smith made a motion to approve the date of April 25, 2026 for the Annual Car Show. Director Christy Williams seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: None

r. Lakes & Fish Susie Gardner

Committee Chairperson Susie Gardner reported they are working on solutions for getting more water in the lakes and would like to have a Town Hall Meeting to get input from the Club Members. Director Margaret Howe made a motion to hold a Lakes and Fish Town Hall Meeting on Sunday, October 5, 2025, at 1:00 PM in the clubhouse. 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, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: None

v. Island Committee Todd Gardner

1. Cindy Camp email re dogs on islands

The Club received an email from Cindy Camp requesting permission to purchase and install signs on the Island notifying members that all dogs must be leashed. Director Christy Williams made a motion to authorize Cindy Camp to purchase the signs subject to Director Paul Lee approving the signs for size and content. Director Carol McConnell seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Dale Smith, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: None

The Board discussed the issue of unleashed dogs on the Island and owners not cleaning up their dogs. Director Christy Williams made a motion to have Secretary Howe send a 1st. Notice to Members Larry Talarico and Pete Longenecker regarding not having their dogs on leashes and cleaning up after them. 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, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: None

Director Dale Smith left at 12:00 PM

x. Roads Dan Kennedy

1.Volunteer workdays

Committee Chairperson Dan Kennedy reported he has scheduled Volunteer Pot Hole Workdays for September 27, 2025, at 8:00 AM and November 1, 2025 at 8:00AM.
He would also like to schedule a Town Hall Meeting to discuss the condition of the roads with members. Director Susie Gardner made a motion to approve a Roads Town Hall Meeting on Saturday, December 6, 2025, at 10:00 AM. Director Paul Lee seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: Dale Smith

12. Estimates to repair roads

Committee Chairperson Dan Kennedy presented estimates for road repairs. He would like to get the work completed before November 1st. He would like to repair the main entrance from the main gate back to the guard house/stop sign. The lowest quote received for this portion of the project is from Great West Paving at a cost of $24,690.00. He would also like to repair Evergreen from Sites 1M30 to 1M34. The lowest quote received for the portion of project is also from Great West Paving at a cost of $17,928.00. This is a total of $42,618.00. There are sufficient funds in the Roads Allocated Account to cover the repairs. Director Carol McConnell made a motion to approve the repairs and costs from Great West Paving as suggested with a 10% retention. Director Joe Medina seconded the motion and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: Dale Smith

y. Venue Leslee Lee

1. Phyllis Thompson memorial PHONE POLL 9/2/2025

The Thompson family have submitted everything for their mother's Memorial Service on September 13, 2025. Director Susie Gardner made a motion to approve the Memorial Service for Phyllis Thompson. Paul Lee seconded the motion, and it passed by the following vote: Ayes: Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: Dale Smith

13. Debbie Lebanik Bday party

The Board reviewed the Venue Rental Agreement from Debbie Lebanik for a birthday party on Sunday, October 19, 2025 in the hall from 5:00PM to 8PM. She is also requesting an ABC License. Director Carol McConnell made a motion to approve the Venue Request subject to Ms. Lebanik providing proof of insurance before the party. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: Dale Smith

z. Water & Wells — Dan Diviney

Sam Hedge discussed information on the Chrom-6 exceedance problem with the SJRC Water System. The Club has been notified by the State Water Resources Control Boards that:

1. Quarterly hexavalent chromium sampling must continue.
2. Quarterly public notification of the MCL exceedance must be performed as soon as practical but within 30 days after learning of the exceedance. Send a copy of each notice and a certification that all public notice requirements have been met to the Division of Drinking Water (DDW) within 10 days after the notice is issued.
    c. First quarterly public notification must be performed by October 9, 2025, and submitted to the DDW along with the certification by October 19, 2025
3 A compliance plan must be submitted to the Division by November 4, 2025.

The Water & Wells committee is researching possible ways to treat the water.

hh. Derelict Homesite — Amanda Watson

The Derelict Homesite Committee has written up a first offense notice on the following members: Ellen Wallace Estate, 2B38 Sequoia; Christy Williams,4E8 Rainbow; Joel Williams, 4E8 Rainbow; Karl Felber, 1A7 La Paloma; Suzanna Miles, 2B33 Sequoia; and Nicolas Hardin, 2B32 Sequoia. Director Carol McConnell made a motion to send the members a cover letter along with the Notice of Offense and if they have questions to communicate with the Board of Directors. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: Dale Smith

ii. Newsletter Committee — Paula Riddle

The Board reviewed the Fall 2025 Club Newsletter. Director Christy Williams made a motion to approve the Fall 2025 Club Newsletter subject to corrections from the Board. Director Carol McConnell seconded the motion and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: Dale Smith

13. OLD BUSINESS

a. Action Item List

The Board reviewed the August 16, 2025, action item list.

b. Non-members living in home

The Cherish Moniz Estate is still working on removing the occupants from the house. Director Joe Medina made a motion to send them a letter regarding removing the occupants, the aggressive dog living on the property that was involved in a biting incident with an SJRC

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

The Phyllis Thompson Estate still has non-members living in the house.

1. Numerous complaints from members regarding noise late at night
2. Multiple non-members living in the home
3. Aggressive dogs on the property
4. Treasury Site at 4E4 Rainbow was returned to the Club and has not been cleaned up

Director Carol McConnell made a motion to send the Estate a letter regarding the above issues and requesting a representative of the Estate appear at the October 20, 2025, Board Meeting if the issues are not resolved. Director Paul Lee seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: Dale Smith

c. Update on cell tower

President Gary Boswell reported he had contacted Vertical Bridge and there will be a meeting with the San Joaquin County Board of Supervisors on September 23, 2025

d. Letter from SJRC bookkeeper re Ron Brown past due dues

Bookkeeper Heidi Levin wrote a letter to the Board regarding the status of Ron Brown's delinquent dues and the status of his payment agreement. Mr. Brown has not paid his current July dues and is in default on his payment agreement. Director Paul Lee made a motion to send Mr. Brown a Notice of Default on the payment plan and if his delinquency is not paid immediately send the account to collections. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: Dale Smith

e. Letter from SJRC bookkeeper re Gina Haugh past due dues

Bookkeeper Heidi Levin wrote a letter to the Board regarding expelled member Gina Haugh. Ms. Haugh is delinquent in the amount of $6,628.02 and even though she has been expelled she is still living here. Ms. Levin states that because Ms. Haugh has been expelled she cannot be sent to collections. The Board requested that Treasurer Susie Gardner check with the collections agency regarding collecting from an expelled member and then the Board will review the issue at the October 20, 2025, Board Meeting.

f. Statement from Gary re Lawyers assessment

President Gary Boswell read the following statement:

"During last month's meeting, the Board voted to consult our attorney regarding the Well Pumps Resolution, which had previously been voted down by the membership as a Bylaw. We have since received his legal opinion,

Because this is a legal matter, and therefore a closed session topic, I will not be reading or distributing the full response. However, I can share that he confirmed the "California Corporations Code vests authority in the Board of Directors to manage the affairs of the corporation and to levy assessments." And that "Roberts Rules of Order do not control, and the Bylaws do contain the provision in Article I that arguably allows the assessment in question. He also cited multiple sections of the Code to support this position."

Based on his opinion and the authority provided to this Board under the law, I consider this matter resolved."

g. Arlene Gilliland pass application for her son

President Gary Boswell reported Arlene Gilliland is still using the campgrounds and her son still does not have a pass.(Pass application is on our agenda – 16h.) He also believes the son's girlfriend stays with them and she doesn't have a pass either. The Board has discussed this several times and feels that Ms. Gilliland is has been less than honest with the Board. Director Carol McConnell made a motion to rescind Arlene's Family Resident Pass, to send a letter to her sponsor, Ida Farrington, regarding this decision and revoke her privileges immediately upon receipt of the letter. Director Christy Williams seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: Dale Smith

g. Stanley Price letter re donated TVs and security cameras

The Board received a letter from Stanley Price regarding the installation of security cameras over a year ago and TVs that he donated to the bar. The Board discussed the need for the TVs in the bar. Director Susie Gardner made a motion to send Mr. Price a letter informing him that Rick Hall would be back to work soon and he would be working on getting the cameras installed, the Board appreciates the donation of the TVs but are unable to get them installed now and if Mr. Price wants them back to let the office know and arrangements to return them will be made. Director Carol McConnell seconded the motion and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: Dale Smith

i Jacque Forbess re cell tower

Associate Member Jacque Forbess read a letter to the Board regarding her feelings on the cell tower and the current disharmony within the Club. The Board thanked Jacque for her concerns and her letter.

j. Arlene Faile re Well pump permit

Member Arlene Faile read a letter to the Board regarding a Well/Pump Permit issued by San Joaquin County to Engineered Towers Solutions. Arlene has also requested additional documentation from San Joaquin County.

14. NEW BUSINESS

a. Letters needed from the BOD officers (President, Vice President, Secretary, Treasurer)

The Board received a letter from Office Secretary Shirley Rodrigues reminding the officers their letters for the Communique are needed by October 15, 2025.

b. Polling Place request

The Club received a Polling Place Request from San Joaquin County for the November 4, 2025, Statewide Special Election, June 2, 2026, Statewide Primary Election and the November 3, 2026, General Election. Director Carol McConnell made a motion to approve the request and authorize President Boswell to sign the application. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: Dale Smith

c. Credit card fee for office card reader

The Club recently purchased a credit card reader from Clover for use in the office. It is the same system that is used in the bar. The Club currently charges $12.00 for credit card use in the office and does not charge for credit card use in the bar. Secretary Howe is asking if the Board wants to continue charging a flat rate of $12.00 in the office. After some discussion, Director Paul Lee made a motion to table the issue. Director Harry Lawrence seconded the motion and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: Dale Smith

d. Phyllis Thompson estate

See item 13B

e. Scrap metal and corp yard clean-up

President Boswell reported he contacted the scrap metal guy the Club has used before and he has removed everything he was asked to remove. There was a miscommunication about the process, we thought he was going to pay us $300.00 for the scrap metal and he thought we were going to pay him $300.00 to haul it away. After some discussion, the Board decided it was a wash and to do nothing.

Ron Hall has had a trailer parked in the corp yard for about a year. The Board requested that Secretary Howe send Ron a letter requesting he remove the trailer.

f. Letter from Erika Schmidt

The Board received a letter from Erika Schmidt, Dwayne Boys daughter, requesting that the Club stop billing the Dwayne Boys Estate. After some discussion, the Board decided to stop billing the Dwayne Boys Estate and remove all charges after his death.

15. READING OF THE MINUTES

a. Reading of the minutes

Director Joe Medina made a motion to approve the August 16, 2025, minutes as presented. Director Paul Lee seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: Dale Smith

16. CONSENT CALENDAR

a. Bernadette Silverira - Extended pass Connor Groby
b. Brigit Sweeden – Extended pass for Jose Zuniga
c. David Taylor - Family Resident pass for Socorro Mercado
d. Richard Ashby – Extended pass for Crystal Estimo
e. Esther McMullen – Extended pass for Sean Goodwin
f. Joyce Roughton – Extended pass for Robert Goshey
g. Robert Rucker – Extended pass for Christina Moon

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

h. Ida Farrington – Family Pass for Angelo DeHaro

Director Carol McConnell made a motion to deny a Family Pass for Angelo De Haro. Director Paul Lee seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol

McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: Dale Smith

i. Arthur Vallejo transfer

Arthur Vallejo has requested to transfer his Treasury Site from 1B37 Redwood to 1D22 La Paloma. Director Christy Williams made a motion to approve the transfer. Director Harry Lawrence seconded the motion, and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: Dale Smith

Director Harry Lawrence made a motion to adjourn the Open Session Meeting at 3:34 PM. Director Paul Lee seconded the motion and it carried by the following vote: Ayes: Harry Lawrence, Carol McConnell, Paul Lee, Margaret Howe, Susie Gardner, Joe Medina and Christy Williams. Noes: None, Abstain: None, Absent: Dale Smith

Respectfully,

Margaret Howe
Secretary
San Joaquin River Club