

**Yosemite Lakes Owners' Association**  
**30250 Yosemite Springs Parkway, Coarsegold, CA, 93614**

Meeting: October 2024 Director's Meeting\* Minutes  
Meeting Date/Time: Tuesday, October 22, 2024 at 6:00 p.m.  
Location: Clubhouse and Zoom Virtual Meeting

1. CALL TO ORDER at 6:00 p.m.

DIRECTOR ROLL CALL & ESTABLISHMENT OF QUORUM

Richard Rajecki, President  
Rose Mackey, Vice President  
TBD, Secretary  
Ken Sartain, Director  
Cheryl Bluhm, Director  
Beate Olivas, Director  
Pam McDaniel, Director  
Dennis Britt, Treasurer  
Jeremy Mayes, Executive Director  
Additional Attendees: Beth Hatch, CAM

2. President's Comments

2.1 **President Rajecki motions** to have an analysis and report prepared that presents all fees and costs of GrandManors as well as the financial impact upon the water company. This is a first step in a multi-step process, a democratic process & benefits. This analysis will serve as the current and future boards understand the specific benefits of the HOA. Now we have several months of benefits and fees to serve as a starting point. The report request should be completed by Executive Director, Jeremy Mayes, with input from the homeowners association and water company directors as well as Dennis Britt, our Treasurer. Why is this motion being made now? What about replacing GrandManors, which has been a topic of discussion for several months? We will hear in short order from our treasurer the challenges and opportunities we must address in having a long-term financial plan for both the homeowners association and the water company. The development of this plan includes all efforts to obtain grant money, which is not guaranteed. We are currently on a path that is not sustainable. What does this mean in plain English? Lacking a change in direction. We will run out of money to pay for a broken tank, water pump, or new well about 2.5 years out. The water company management has indicated that we would be forced under these conditions to begin rolling water shutoffs as one of the possible solutions. How can we have this happen when we have over 2MM in the bank today, which has been identified by several of the board members, well we are spending more than \$500,000 per year over the amount of funds that we take in at the water company. It is not sustainable. Why do we need to solve

this? It will take all of us to avoid just kicking the can down the road. President Rajecki's view is that we can do one major thing at a time, not two, and not three. That leaves your board with a choice. We could have focused on the status of GrandManors by December 2 of this year or we can devote our energy and resources to building a water company that is properly funded and have a financial plan that works for both organizations. Even the strongest voices of replacement recommended by some of the board members came to the agreement and focus that we have to have a viable water company that includes financial plans over all other issues and topics for the time being. The previous board decision in selecting GrandManors remains fully in effect until the board or future boards choose a different path based upon the democratic process. The board must remain with one voice in support of its previous boards decisions, this is a director's responsibility, this is not an option to be considered. Points to consider over this decision is the fact that December 2 is not that far away and we cannot end up in a situation where your board, these representatives that are sitting here now, would answer a question to you, if you said, "How much money are we saving by getting rid of GrandManors and bringing in X company or Y company or bringing it back in-house?" and the answer today is, we do not know. We don't have the facts and figures for that. We could make an impulsive and rash decision and pay the price for it or we can organize ourselves from top to bottom and come up with a solution for how we fund what is a critical infrastructure business. **The motion was seconded by Director Olivas & Secretary Brannon.** The motion to limit director comments to two minutes each, all in favor, passed unanimously. Discussion. President Rajecki's motion **MSC 6-1 (Director McDaniel voting no).**

### 3. Reports

3.1 Manager Report: Executive Director Mayes provided an update on the budget and recent activities and repairs across the community.

3.1.1 Department Manager Reports were provided to the directors in the board packet.

3.2 Treasurer Report: \$1.24MM, 41 CAN Plans, 6 on payment plans at Fiore, total properties in collections: 85. Treasurer Britt states he will be auditing the financials for the board.

3.2.1 Liens: N/A

3.2.2 YLOA Payment Plan: **Vice President Mackey motions** to approve the payment plan agreement pending the following changes: eligibility and approval process, to include in YLP Life and a mass communication (email to members), and wording regarding the due date (late equals being referred to collections). **Director Olivas seconds the motion. MSC 7-0.**


4. Treasurer Britt gave YSPUC Revenue and Expense Update stating YSPUC is not generating enough cash to cover their expenses. We have 2-3 years to solve this problem before YSPUC runs out of money.
5. APPROVAL OF MINUTES: **Secretary Brannon motions** to approve YLOA Board meeting minutes for September 24, 2024. **Director Olivas seconded the motion. MSC passes 7-0.**
6. Existing Business
  - 6.1 None
7. New Business
  - 7.1 Committee Reports: Reports were provided to the directors and shared with the community.
  - 7.2 Committee Appointments: Secretary Brannon motioned** to approve those in good standing and members. **Director Olivas seconded the motion. MSC 7-0.**
  - 7.3 Election Rules Change Timeline: If the board chooses to move forward with electronic voting, the election rules will need to be updated. This agenda item will be moved to Existing Business.
  - 7.4 Golf Rules: Moved to 28-day review, and the board will vote once the review is complete.
8. Consent Agenda
  - 8.1 Truck Additions: On September 25, 2024, per the YLOA Procurement Policy, Board President RajECKI and Executive Director Mayes approved \$5,365 to add toolboxes and work lights to the new road trucks.
  - 8.2 Truck Warranties: On September 25, 2024, per the YLOA Procurement Policy, Board President RajECKI and Executive Director Mayes approved \$6,161 to purchase a 5/75 bumper-to-bumper warranty on each new road truck.
  - 8.3 Air Curtains: On September 25, 2024, per the YLOA Procurement Policy, Board President RajECKI and Executive Director Mayes approved \$9,234 to purchase and install air curtains at each restaurant's exterior door. This was funded from the reserve.
  - 8.4 Tax Agreement: On September 25, 2024, Board President RajECKI signed the 2024 tax and review engagement letter with Moore Grider.
  - 8.5 Copper Creek Repair: On October 16, 2024, per the YLOA Procurement Policy, Board

President Rajecki and Executive Director Mayes approved \$11,500 to repair damage from a water line break on Copper Creek Drive. Repairs are scheduled for the first week of November.

9. OPEN FORUM: Five members addressed the board of directors.

10. Director's Comments: Director Bluhm and Olivas made directors' comments.

11. Adjourned at 9:35 p.m.

  
Pamela McDaniel (Jan 7, 2025 16:32 PST)

YLOA Secretary Signature

Jan 7, 2025

Date







# 2024\_10\_22\_YLOA\_Board\_Minutes

Final Audit Report

2025-01-08

Created:	2025-01-08
By:	Beth Hatch (beth.hatch@grandmanors.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3nXo_ayJ1LrksPXgZ5-0dORICRkWDJRk

## "2024\_10\_22\_YLOA\_Board\_Minutes" History

-  Document created by Beth Hatch (beth.hatch@grandmanors.com)  
2025-01-08 - 0:26:30 AM GMT
-  Document emailed to pamm@yloa.org for signature  
2025-01-08 - 0:27:13 AM GMT
-  Email viewed by pamm@yloa.org  
2025-01-08 - 0:32:10 AM GMT
-  Signer pamm@yloa.org entered name at signing as Pamela McDaniel  
2025-01-08 - 0:32:45 AM GMT
-  Document e-signed by Pamela McDaniel (pamm@yloa.org)  
Signature Date: 2025-01-08 - 0:32:47 AM GMT - Time Source: server
-  Agreement completed.  
2025-01-08 - 0:32:47 AM GMT