

APPROVED MARCH 21, 2006

YOSEMITE LAKES OWNERS' ASSOCIATION
30250 Yosemite Springs Parkway
Coarsegold, CA 93614
Phone: 658-7466 Fax: 658-7866

MINUTES OF THE
REGULAR BOARD MEETING, FEBRUARY 21, 2006
CALLED TO ORDER AT 7:00 PM

I. Call to Order – Tom Swire

II. Flag Salute – Bob McDonough

III. Invocation – Tom Swire

IV. Roll Call & Establishment of Quorum – Board Members Present

Tom Swire, President

Craig Mommer – Director

Kris Rice – Vice President, Secretary

Robert McDonough – Director

Mark Zoeller – Treasurer

Mark Kerr - Director

V. Approval of Minutes

MOTION: A motion was made to approve the minutes from the Regular Board Meeting of January 17, 2006 with correction on voting in motion to accept restaurant pricing.

M/S/C (Rice/Mommer) 6 Ayes, 0 Nays Motion Carried.

VI. Public Comment

Alma Smith, lot 233, announced our library is having a book sale based on the honor system and to please support our library.

Pat Burns, lot 1194, was the only member that attended the YLOA Budget Workshop and commended the Board and management on their diligence and efforts, and also for the fact we are very much “on track” with the current budget approved last year.

VII. Cimarron Services Presentation

Hallie Cox and Dave Brown were present from Cimarron Services, our collection agency for delinquent association fees. Mr. Brown explained the new California legislation concerning foreclosure procedures that took effect with the 2006 year. HOA's must follow certain procedures in order to pre-lien or foreclose on properties. The procedures our office has been using already comply with most of the new rules. HOA's must now read notices for pre-liens and get a majority vote from the Board at open meetings before filing. To protect homeowners' privacy the notices are referred to by APN only.

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Immediately following Cimarron's presentation General Manager Steve Payne read two pre-lien requests.

MOTION: A motion was made to approve the two intent-to-lien notices to be served by Cimarron on APN 093-170-017 and APN 093-390-017.

M/S/C (Kerr/Mommer) 6 Ayes, 0 Nays Motion Carried.

VIII. YLOA Update

1. General Manager's Report (see attached)

Mr. Payne reported on a retaining wall constructed at the #9 green and the completion of the area for the parking lot expansion on the south side of the existing parking lot. The Maintenance Dept. will be doing a little cleanup of the restrooms at the café/pro-shop and Steve Rasmussen did an excellent job installing wheel chair access at the café.

A "spring cleaning" is underway at the Fairway Café and we have several new staff members. Our banquet calendar at the Blue Heron is filling up fast and banquet season is underway.

The Roads Dept. has completed all asphalt patch repairs and is now working on grinding out and resurfacing locations where the road has sunk as well as refreshing road striping throughout the Park.

Mr. Payne then explained that Board approval is requested for changing the actual date paychecks are issued by YLOA and YSPUC from the 1st to the 3rd and 15th to 18th of each month in order to allow accounting a little more time to get payroll done with less chance of problems.

MOTION: A motion was made to approve the change of payday from the 1st to the 3rd and 15th to 18th of each month.

M/S/C (Kerr/Mommer) 6 Ayes 0 nays - Motion Carried.

2. Security Report – See Attached

There was an increase in animal disturbances and homeowner assists last month, as well as an increase in vandalism and suspicious circumstances. The two latter items are closely related.

V. Financial Report (See Attached)

Treasurer Zoeller stated we are in better condition in cash flow than at this time last year. He then stated one of our banks required a resolution from the Board to remove a former Board member from and add a new Board member to the signature card.

MOTION: A motion was made to approve the removal of a former Board member (Mr. Shubert) from and add a new Board member (Mr. Rice) to the signature cards of all YLOA bank accounts.

M/S/C (Zoeller/Mommer) 6 Ayes 0 nays - Motion Carried.

X. Committee Reports

1. ECC – Mr. Swire reported four new homes have been approved so far in 2006.
2. Golf – Darrel Dietrich spoke of the committee's work on a getting kids involved in golf and a Fishing Day being started up again after a one-year hiatus. He then presented a map to the Board of existing and proposed "memorial trees" that can be planted in memory of a person without a plaque or sign and asked for Board approval.

MOTION: A motion was made to approve the golf course memorial tree map as presented.

M/S/C (McDonough/Zoeller) 6 Ayes 0 nays - Motion Carried.

3. Rec Center – No Report
4. Pool Committee – No Report
5. Roads – Mr. Crane, lot 969, expressed his desire to have an all-way stop sign at Corral Dr. and Corral Ct. So/No due to it being a totally blind intersection. Don Reed spoke on this same issue, supporting Mr. Crane's comments. Bill Bastian from the Road Committee presented a suggested guideline for a written policy of criteria for installation or removal of stop signs in the park. President Swire requested the Road Committee to set a date for a meeting of the committee with Mr. Crane and Mr. Reed to further address the concerns of the two members.
6. Equestrian Committee – Director McDonough read the Equestrian Committee report, which states the committee is busy preparing for their warm weather "busy season" of shows, events and functions for equestrian enthusiasts. Show dates are May 14, June 11, July 9, August 13, September 10 and October 8. The schedule of these show dates are on our website, www.yloa.org, with class listing and more information. Gymkhana season kicks off April 28 and a "poker run" is scheduled for April 30th. Spring clean-up day at the stables is April 9th.
7. Communications Committee – President Swire reported the bulletin boards are popular and we have had many requests for park info to be posted – so many that we are now asking for half sheets for notices.
8. Governing Docs – President Swire stated the committee has reached the end of the rewrites and will be going out for comments and legal review.
9. Facilities Use – Director Kerr indicated he has received the legal opinion he requested and he would address that later under New Business.

XI. Considerations of YSPUC Proposals to YLOA – None this month.

XII. Old Business

1. Subdivision of Lot 1612 – President Swire announced the Madera County Board of Supervisors' meeting to address the developer's request for variance to subdivide lot 1612 is scheduled for March 14 and therefore our Board needs to vote on a position immediately. After presentation of the

pros and cons of the subdivision of this lot by President Swire there was a lengthy discussion, with Directors and members expressing their opinions. Directors expressed concern over the increased usage of the roads, water, etc. and the developer's lack of response to many questions we have asked. Others stated that if we oppose it we could find ourselves looking at commercial stores such as a grocery, bank, tattoo parlor and adult video store, or a mobile home park.

MOTION: A motion was made to reject the proposed subdivision of lot 1612. M/S/C (Kerr/Mommer) 3 Ayes 3 nays (McDonough, Rice, Swire) – Tie - Motion Not Passed.

After more discussion among the Board, a Town Hall meeting was set for March 2 at 7:00 pm at the Clubhouse for the developer to address the members and answer all questions. A special Board meeting will then be scheduled to allow the Board to vote on the issue. The developer will be required to send a mailing to all lot owners adjacent to lot 1612 notifying the owners of the meeting. The county Planning department will then be notified of our stand on the issue.

2. Update Waiver of YSPUC Facility Fees – The Board is still waiting for the CPUC response to our proposed payment plans and is expecting a statement soon. CPUC staff has indicated the proposal looks appropriate.
3. Discussion of Committees – Continued to next meeting due to time constraints.
4. Directors' Code of Conduct – Continued to next meeting due to time constraints.
5. Update of Disaster Preparedness Plan – Pat Burns explained he would like to see a tie-in with the Madera County disaster plans. Pat informed the Board and members of a meeting on Monday, March 27 in the Oakhurst Community Center relating to the preparation of an Emergency Plan for the Coarsegold area. Mr. Burns indicated he would appreciate any members that would be interested in working on this committee.
6. YSPUC Non-Profit Status – Vice President Rice indicated that the “Non-Profit” paperwork was on the desk of the legal accountant. It would soon move on to the IRS.

XIII. New Business

1. Appointment of Director to YSPUC – President Swire stated that there is a vacancy on the YSPUC Board and there was one application (Terry Lowe has re-instated his application since the January Board meeting).

MOTION: A motion was made to appoint Terry Lowe to the YSPUC Board. M/S/C (Mommer/McDonough) 5 Ayes, 1 Nay (Kerr) Motion Carried.

2. Facilities Use Committee/ABC legal opinion – Director Kerr explained he had received a response from our attorney on the question of whether we could offer discounts to members under the rules of the Department of Alcoholic Beverage Control licensing, which we had been told was not permissible. The attorney responded we could not discriminate based on the non-discrimination laws (race, gender, religion, etc) but otherwise we are not restricted in any other way. Facilities Use Committee will resume meeting to continue work on a schedule of charges for use of our facilities.
3. Member Discount Cards – Director Kerr reminded everyone that about a year ago there was a discussion of the possibility of having member discounts to offset their dues subsidizing the amenities. Now that we have the ruling from our attorney (see Article XIV-2), he would like to form a committee to formulate a plan to submit to the Board. After a short discussion President Swire decided it should be a Special Project Committee. Director Kerr set the first meeting for March 8 at 9 a.m. Those appointed to join Director Kerr on the committee are: Steve Payne, Bob Jerritts, Bob McDonough and Tom Swire
4. Vacancy on YLOA Board of Directors – A short discussion between Directors led to this item being carried over to the March Board meeting.
5. YLOA Second VP Office – Continued to next meeting due to time constraints.
6. Notice of Public Hearing for Madera Ranch Inc. Quarry – There is a planning commission hearing relative to the Quarry to be held at the Coarsegold Community Center at 6 p.m. on February 22.
7. Emergency Fire Road/Trail - Continued to next meeting due to time constraints.
8. Golf Course Funding – Steve Payne reported that a project overlooked in the 2005-06 Golf Committee budget requests was the removal of mistletoe from approximately 20 trees on or adjacent to the golf course. The infestation has grown and is threatening the loss of infected trees. A request was put forth to approve \$2000 for the mistletoe removal cost and to finish the work on the new parking area.

MOTION: A motion was made to approve the expenditure of \$2000 for the mistletoe removal cost and to finish the work on the new parking area.

M/S/C (McDonough/Kerr) 6 Ayes, 0 Nay Motion Carried.

9. Notice of Executive Sessions held February 4 & February 7, 2006 – President Swire announced the Executive Sessions had been held and personnel and legal issues were discussed.

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XIV. Directors' Comments – none

Went into Executive Session at 9:45.

Went back into Open Session at 11:07.

XV. Adjournment of Meeting

**MOTION: A motion was made to adjourn the meeting at 11:08 PM.
M/S/C (Swire/McDonough) 6 Ayes - Motion Carried.**

Meeting Adjourned.