

**LAKE DON PEDRO OWNERS ASSOCIATION
C/O THE MANAGEMENT ALTERNATIVE
1120 13TH STREET, SUITE C
MODESTO, CA 95354
(209) 544-3422, FAX (209) 544-3421**

**BOARD OF DIRECTORS MEETING MINUTES
JANUARY 19, 2008**

BOARD MEMBERS PRESENT: Vicki Keefe
Clem Brown
Carolynn Bartholomew
Mike Harding
Mike Cummings
Ken Kennedy

OTHER INDIVIDUALS PRESENT: Sherri Lucy, The Management Alternative

The meeting was called to order at 11:03 a.m. by Vicki Keefe, President. Mike Harding moved that the minutes of the December 11, 2007 working Board of Directors meeting, December 13, 2007 Board of Directors meeting and December 13, 2007 Executive Session of the Board of Directors meeting all be approved as presented. Ken Kennedy seconded, all agreed.

TREASURER'S REPORT

Clem Brown, Board Treasurer, reported that Association funds as of December 31, 2007 were as follows:

Operating account	\$159,742.00
Reserve account	\$89,467.00
CDs	\$20,000.00
<u>Total Association Funds</u>	<u>\$269,209.00</u>

Clem further reported that expenditures for December totaled \$22,029.00.

Mike Harding moved that the Treasurer's Report be approved as presented. Mike Cummings seconded, all agreed.

COMMITTEE REPORTS

1. Architectural Committee: Committee Chairperson, Mary Brown, updated that two plans from Tuolumne County were reviewed during the last month and that both were approved as presented.
2. CC&Rs Committee: Mike Harding, Chairperson, updated in this regard stating that some enforcement problems are experienced with owners who live out of town and if it is a county issue, the matter is referred to the county. Mike updated that six issues were resolved during the last month, seven are pending and three are involved in correspondence going back and forth.

COMMITTEE REPORTS (cont.)

3. **Public Relations Committee: Ken Kennedy, Chairperson, gave a lengthy discussion in this regard including dates for upcoming meetings and numerous suggestions that have been made by homeowners for possible activities at the Hacienda. Ken stressed the need for committee volunteers to get these activities organized and off the ground.**
4. **Mariposa and Tuolumne County Schools:Carolynn Bartholomew, Chairperson, updated in this regard and outlined upcoming meetings and activities.**
5. **Parks and Trails Committee: Mike Cummings, Chairperson, updated in this regard stating that plans are on hold at this time due to the liability issues being researched for the use of volunteers and that no funds have been allocated at this time.**

Mike Harding moved that the committee reports be approved as presented. Carolynn Bartholomew seconded, all agreed.

MANAGER'S REPORT

Management reviewed with the Board the correspondence sent out and received since the last Board meeting and a discussion was held in this regard.

At this time the Board had a short recess at 11:22 a.m. and reconvened in regular session at 11:35 a.m.

OLD BUSINESS

1. **Board Vacancy: Vicki Keefe, Board President, updated that there are two prospective candidates for the vacant Board position as follows: Brian Beeby and Bob Steele. These individuals then introduced themselves and a question and answer period was held with the two candidates. Voting was then held by the Board and Brian Beeby received two votes and Bob Steele received four votes. Bob Steele was appointed to fill the vacant position on the Board of Directors.**
2. **El Prado Park Revitalization Project: This matter was tabled at this time.**

NEW BUSINESS

1. **Library Remodel: Vicki Keefe updated in this regard stating that there**

would be a \$750.00 cost for materials and that the exercise equipment area would be switched with the book area to provide more capacity for books. Carolynn Bartholomew moved that this expenditure be approved. Ken Kennedy seconded, all agreed.

NEW BUSINESS (cont.)

2. **Cabana/Patio Project:** Vicki Keefe updated in this regard stating that the plan is to have a patio area installed in the cabana footprint area. Vicki advised that three bids were received and reviewed during Executive Session for the concrete slab as follows: Harrison Concrete - \$9,950.00; A-1 Concrete - \$13,020.00; and Don Epps Concrete - \$13,950.00. Vicki advised that the Board awarded the contract to Harrison Concrete and that the total cost for the project is anticipated to be in the \$15,000.00 range.
3. **Mike Harding** moved that the 2005–2006 and 2006–2007 financial statements be approved as presented and distributed to the Association members. Mike Cummings seconded, all agreed.

There being no further business, the meeting was adjourned at 11:55 a.m. by Vicki Keefe, Board President. The next meeting will be held on Saturday, February 16, 2008 at 10:00 a.m. at the Hacienda.

Respectfully submitted,

LAKE DON PEDRO OA

**Sherri Annoni Lucy, PCAM, CCAM
The Management Alternative
CEO / Association Manager**