

**LAKE DON PEDRO OWNERS' ASSOCIATION**  
**5182 FUENTES DE FLORES**  
**LA GRANGE, CA, 95329**  
**209-852-2312, fax 209-852-2771**  
**BOARD MEETING MINUTES**  
**Saturday, February 13, 2010**

Executive Session 8:06-9:55 A.M.  
Contracts and Maintenance  
General Session 10:00 A.M.

PRESENT: President Sherri Flosi, Vice President Ron Hunt, Secretary Phyllis Cotta, Treasurer Ray Tracy, Directors Bob Sykes, Ken Kennedy and Mitchell Mattea

President Sherri Flosi opened the meeting at 10:10 am  
Bob Sykes led the 9 member audience in the Pledge of Allegiance.  
**APPROVAL OF MINUTES** January 9, 2010 Executive Meeting **MOTION TO APPROVE**  
by Ron Hunt, Second-Mitch Mattea, **VOTE**-yes unanimous  
January 9, 2010 Board Meeting---**MOTION TO APPROVE** by Phyllis Cotta, Second-Ray  
Tracy, **VOTE**-yes unanimous

**TREASURER'S REPORT** by Ray Tracy

Operating Account Balance	\$141,123.24
Reserve Account Balance	\$128,734.56
Reserve CDø	\$21,772.03 (int. included)
Total Checks issued	\$40,550.39
Reserve Transfers	\$3,700.00

No Treasurer Report delivered therefore unable to approve. When report is available next week it will be posted on Web and emailed to Board Members

**COMMITTEE REPORTS:**

**ACC and CC&R:** by Ray Tracy, 3 items approved, 2 fences approved pending receipt of drawings showing type of fence and, solar panels installed. Violation: Horses on property (Panderilla & Jalapa), Compliance letters being created and/or existing letters being approved. Meetings will be held the 2<sup>nd</sup> Thur. of each month. Judy Carroll indicated that she had volunteered but was never called. Ray said he was sorry for the oversight and would be contacting her. Additional violations that are under review date back to 06. Goal of the committee is to try to take care of all prior complaints.

**Public Relations:** by Phyllis Cotta, Committee will be actively working on the Health Fair, Easter Egg Hunt and Farmers Market. We also will be working on ideaø to try and create interest in our Monthly Meetings by the community and to create classes that will be of interest to our community.

**SOS:** by Bob Sykes. This up-date was turned over to Dwight Mueller. We were told that it appears that the Schools will be closed, however work is in progress on Charter School. A new

attorney has been retained and the previous retainer paid is being returned to the SOS Committee. Sept. 11, 2009 is the time line for the Charter School. Next meeting is Saturday 2/20/10. Questions from the floor consisted of checking if there are any written statements indicating the two Counties are willing to approve the Charter, how often is the SOS committee meeting and if approved, where will the Charter school be?

**Parks & Trails:** by Ron Hunt, Committee working on Ball Park & Trails. Next month should have a better up date on all immediate maintenance issues and expenses. We are presently working on trail maps and Earth Day.

**Discoverer:** by Ken Kennedy and Bob Sykes. Moving out of office and creating separate entity and trying to expand paper. Ads are doing ok, looking very positive. Bob Sykes requested that we as a community try to put the word out and sell advertising for our paper. It was noted that the Board wants to keep the Discoverer and the community wants the Discoverer, they just want to see it work and for most, if not all the expenses be covered by income.

**MOTION TO APPROVE COMMITTEE REPORTS** by Ron Hunt-Second by Ken Kennedy  
**VOTE**-yes, unanimous

#### **OLD BUSINESS:**

**a) and b)** Analyses of office costs vs. Management Costs: Phyllis Cotta covered the office guidelines created, no overtime or paid part time help without approval, phone logs, dress code, office hours Tues. thru Saturday 9:00 to 5:00 closed for lunch 12:00 -2:00. All for the purpose of creating more productivity and convenience for members by being open on Saturday. It was noted that it does not appear to be any reason why this association would need a management company. **MOTION TO REMAIN SELF - MANAGED** by Ron Hunt-Second by Mitchell Mattea **VOTE**-yes, unanimous  
**MOTION TO APPROVE OFFICE OPEN TUESDAY THRU SATURDAY** by Bob Sykes-Second by Ron Hunt, **VOTE**-yes, unanimous

**c)** Analyses of Discoverer costs: Brake down of Discoverer costs were requested but not provided. Tabled,

**d)** Office space for Discoverer: **MOTION TO APPROVE OFFICE SPACE FOR DISCOVERER UNTIL SPACE RENTED** by Ron Hunt-Second Bob Sykes **VOTE**-yes, unanimous

**e)** Report on projects scheduled and/or in progress are ramp, additional handicap parking space, repair and Rehab of rental unit, lighting, plants in parking lot. We will be scheduling work, tracking time, making better use of maintenance crew time. Willie is full time and Marcus is part time. In regards to the office rehab projects, lights out, carpet removed, ready for painting.

**f)** Lobby offices Rehab project, **MOTION TO APPROVE OFFICE REHAB WITH A CAP COST OF \$1,000.00** by Ray Tracy, Second-Bob Sykes **VOTE**-yes, unanimous

**g)** Review of Office Rental Income: This was tabled, offices are not complete yet

**h)** Rental of corner office to Ray Tracy. This was tabled until March, office not complete and rates to be reevaluated.

**i)** Re-vote on Rental of Pavilion for Art Class. We have been advised that if non member is holding class, insurance must be provided. If profit to be made by instructor, possible rent will be charged. **MOTION TO RESIND PREVIOUS VOTE ALLOWING RENTAL OF PAVILION ART CLASS AT NO COST** by Bob Sykes, second Phyllis Cotta **VOTE**-yes, unanimous.

**j)** Health Fair: Ken Kennedy gave an update of vendors who have agreed to take part in the health fair. Scheduled date is 4/2/10. Sherri stated that she would also like the American Cancer Society to become involved. **MOTION TO APPROVE HEALTH FAIR ON 4/2/10** by Phyllis Cotta-second Ray Tracy **VOTE**-yes, unanimous.

**k)** Yard Clean up day: Ron Hunt advised that earth day is 4/22/10, hoping to have Yard Clean up day on 4/17/10. We are hoping to obtain cooperation from both Counties as to dumping of oil and tires and will also be posting the event in the Discovered. Asking for Boards support of \$1,000.00 for the rental of dumpsters, etc. **MOTION TO APPROVE YARD CLEAN UP DAY WITH EXPENSE NOT TO EXCEED \$1,000.00** by Mitchell Mattea-second Ken Kennedy **VOTE**-yes, unanimous

**l)** Trailblazers site: **MOTION TO APPROVE TRAILBLAZERS SITE LINKED TO LDPOA SITE** by Ray Tracy-second Bob Sykes **VOTE**-yes, unanimous.

**m)** Locked mail box matter tabled until Post Office approval of box, placement and cost is detailed.

**n)** 49er Little League field maintenance: Ron Hunt advised that Road Maintenance needs to be done, we are hoping for donations of materials and volunteers. Need to provide dumpster and portable Restrooms service during the season. The permanent Toilet needs to be anchored. Ron has an appointment with the Fish and Game department to confirm what repairs are necessary and just what can be done. **MOTION TO APPROVE 49ER LITTLE LEAGUE USE AND MAINTENANCE AGREEMENT FOR YEAR 2010 AS DONE IN THE PAST** by Phyllis Cotta-second Bob Sykes **VOTE**-yes, unanimous

**o)** Web Master Position **MOTION TO APPROVE TARI TRACY AS WEB MASTER ON THE LDPOA WEB SITE** by Bob Sykes-second Mitchell Mattea **VOTE**-yes, unanimous

**p)** Easter Egg Hunt: Phyllis Cotta advised that Easter Egg Hunt was really appreciated last year. Most of the expense was covered by volunteers. Total expense in the past to association was approx. \$200.00. Question of having a bounce house at the event raised questions on insurance coverage. Hunt is scheduled for 4/3/10. **MOTION TO APPROVE THE EASTER EGG HUNT ON 4/3/10** by Ken Kennedy-second Ron Hunt **VOTE**-yes, unanimous

#### **GOOD OF THE ORDER---Member input**

Linda Simpson requested that she have a key to the exercise room. They go Mondays and are concerned that they can not get in as of 3/1/10. Due to the fact that how we create access would be a matter to be voted on at the next meeting, we will some how work out access for them on 3/1/10 and 3/8/10.

#### **ADJOURNMENT**

**MOTION TO ADJOURN at 12:00** was made by Ray Tracy-second Bob Sykes **VOTE**-yes, unanimous

Motion to adjourn at 11:45 am was made by Ron Hunt, second-Bob Sykes. **VOTE**-yes unanimous.

Respectfully submitted,  
Phyllis Cotta, LDPOA Board Secretary