

**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
FEBRUARY 16, 2008**

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

OTHER INDIVIDUALS PRESENT: Sherri Lucy, The Management Alternative

The meeting was called to order at 10:12 a.m. by Vicki Keefe, President.

As the first order of business, Vicki Keefe, Board President, addressed the members present in regard to the chain of events relative to the Association's baseball park and work to be completed prior to the start of the Little League baseball season.

GOOD OF THE ORDER

1. Victor Afanasiev addressed the Board requesting that the open forum be included in the minutes in the future and that the minutes be tape-recorded.
2. Dwight Mueller addressed the Board indicating that the El Prado Park is not a wetland for the park itself. Dwight expressed several opinions on the park issues and encouraged the Board to support the young people in the community by fixing the park. Dwight also had a lengthy commentary on volunteer issues.
3. A homeowner addressed the Board indicating that the Bylaws require that the Association maintain the assets and stated her opinion that she feels the Board is falling short on the streets. Other needs include the bike/walking paths and the park areas being maintained so that they are useable. The homeowner expressed her opinion that the Association is not family friendly and stated that funds should be put aside for maintenance of outside facilities. Ken Kennedy updated that he is working with the Sierra Conservatory to obtain a grant to improve the wetland parks. The owner suggested that the Board postpone the cabana expenditures for park improvements.
4. Eric Forester complained about ATV use on the horse trails. He also expressed concerns about parcel #765 indicating that a bridge is needed over the culvert to alleviate water problems. Carolynn Bartholomew updated on efforts in this regard indicating that the Board can't do anything at this time. The homeowner then inquired in regard to the pedestrian easement and was advised by Vicki Keefe, Board President, to contact the County in this regard. The homeowner reported that there is a tree down at parcel #214 in Tuolumne County.
5. Judy Parcel updated that she is in the process of installing an engineered septic in Tuolumne County finally after four years. Judy suggested that the dues be raised \$10 and set aside funds specifically for park maintenance.

GOOD OF THE ORDER (cont.)

6. Judy Freitas addressed the Board stating her opinion that the Board is not family friendly and discussed this issue with the Board at length in this regard.
7. Debbie Freitas reported that the Horse Club is back in action.
8. Ruth Smith addressed the Board indicating that in the past groups have not asked for handouts and had bake sales to fund projects. Ruth suggested a special assessment to those who use the ballpark to fund improvements.
9. Margaret Crabtree addressed the Board as a supporter of outdoor facilities.
10. The homeowner who runs the Snack Shack for the Little League games then addressed the Board for the need to have the Snack Shack rebuilt. This homeowner also stressed the need for more interaction between the elderly and the young and addressed volunteerism.
11. Shelley Cummings thanked those who have been supportive of the Little League efforts and indicated that Vicki Keefe has not been supportive at all.
12. Bill Kinsella then addressed the Board in regard to the fact that park maintenance is being completed by the Association, improvements are not. Mr. Kinsella then addressed the Board in regard to enforcing the architectural requirements included in the trifold in the CC&Rs.
13. Ron Howenstine addressed the Board indicating that they need to move out of the way and proceed with installation of a storage area, not a snack shack, which would mean that the County would not be involved.
14. Wes Barton addressed the Board and submitted a letter to be included on the next meeting agenda. Mr. Barton stressed the need for strategic planning.
15. Ron Howenstine addressed the Board requesting a private meeting with the Board to discuss a personnel issue and disagreed with the comments made by Mr. Barton.

Carolynn Bartholomew then moved that the minutes of the January 19, 2008 and February 4, 2008 Board of Directors meetings be approved as presented. Ken Kennedy seconded, all agreed.

TREASURER'S REPORT

Clem Brown, Board Treasurer, reported that Association funds as of January 31, 2008 were as follows:

Operating account	\$149,403.11
Reserve account	\$88,212.76
CDs	<u>\$20,000.00</u>
Total Association Funds	\$250,615.87

Clem then explained that Reserve funds are not surplus funds and are allocated for specific maintenance and replacement needs.

TREASURER'S REPORT (cont.)

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

COMMITTEE REPORTS

1. Architectural Committee: Committee Chairperson, Mary Brown, reported that the Committee reviewed three plans at the last meeting, two in Tuolumne County and one in Mariposa County and that all requests were approved.
2. CC&Rs Committee: Mike Harding, Chairperson, updated that Dave Griffith is joining the Committee. Mike further advised that there are three issues resolved, that five letters have gone out and that there are four new complaints being investigated.
3. Public Relations Committee: Ken Kennedy, Chairperson, reviewed with the Board and the members present upcoming town hall meetings. Ken further reported that there are four volunteers who have indicated an interest in serving on the Committee that he is following up with. Ken then updated on other upcoming events in the community.
4. Mariposa and Tuolumne County Schools: Carolynn Bartholomew, Chairperson, updated on various upcoming school activities.
5. Parks/Trails Committee: Mike Cummings, Chairperson, inquired to the Board as to the authority he has on dealing with community issues. Vicki Keefe addressed this issue with Mike Cummings and a discussion was held in this regard. Mike Cummings then moved that the Chair of the Parks/Trails Committee have the authority to make decisions relative to the maintenance of the parks, be authorized to direct Association staff as needed and volunteers and to keep Vicki Keefe, Board President, informed of Association staff projects. Bob Steele seconded the motion, all agreed.

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

At this point, County Supervisor, Lyle Turpin, addressed the members and updated on various issues including horse trails and encouraged members to contact the Sheriff's Department at (800) 774-8341 or dispatch at 966-3614 if they notice any suspicious activity in the trail areas. Mr. Turpin further reported that there is a Trails Committee meeting at the Water Company on March 12 at 6:00 p.m.

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.

Ken Kennedy moved that the Manager's Report be approved as presented. Mike Harding seconded, all agreed.

OLD BUSINESS

1. El Prado Park Revitalization Project: Mike Harding moved that Mike Cummings be allowed to proceed with fixing the backstop, painting the bleachers, repairing the ball field and to

OLD BUSINESS (cont.)

modify the dugout as needed at a cost not to exceed \$2,000.00 for materials. Ken Kennedy seconded, all agreed.

NEW BUSINESS

1. Storage Shed: Vicki Keefe reviewed with the Board a letter received from the County as follows:

This parcel is zoned open space (copy attached) and has the general recreation, general plan designation. The zoning was applied to this site by ordinance #1202, adopted by the Board of Supervisors on May 25, 1982.

A new shed may not be constructed on this property under the current zoning unless it is to replace the "existing" shed, and the "existing" shed must have been constructed prior to May 25, 1982. If the "existing" shed was constructed prior to said date, a new shed could be constructed the same size and location as the "existing" shed.

If a new shed is to be larger or in a different location, the property could potentially be rezoned to K or C-K at a cost of \$1,890.25 and a shed constructed as an accessory use. Feel free to contact me if you have any questions.

*Larry Houseberg
Planning Division, Tuolumne County Community Development Department*

Mike Harding then moved that the Association in conjunction with the Little League make every effort possible to get a storage area built prior to the start of the Little League season at a cost not to exceed \$3,000.00. Mike Cummings seconded the motion, all agreed with the exception of Clem Brown who abstained from voting. The motion passed.

There being no further business, the meeting was adjourned at 12:52 p.m. by Vicki Keefe, Board President. The next meeting will be held on Saturday, March 15, 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