

LAKE DON PEDRO OWNERS' ASSOCIATION

Board of Directors

Minutes of General Meeting

Tuesday, January 29, 2019

EXECUTIVE SESSION ó 6:00 PM

OPEN GENERAL SESSION ó 6:35 PM

I. CALL TO ORDER – PLEDGE OF ALLEGIANCE

President Johnathon Oden called the meeting to order at 6:35 pm. Directors Present: President Johnathon Oden; Treasurer, Phyllis Cotta; VP, Doug McLain; Secretary, Dennis Dias; Directors Becky Temple and Mike Rash. Absent: Director, Richard Gatesman

II. EXECUTIVE SESSION REPORT

1/29/19 Executive Session: Reviewed annual Insurance & CPA contracts; personnel and discipline items.

III. APPROVAL OF MINUTES

Motion to approve 10/13/18 Annual Membership Meeting Minutes; made by Doug McLain, 2nd by Mike Rash. Motion passed, unanimous.

IV. TREASURER'S REPORT

Phyllis Cotta reported: Operating Account balance for December 30, 2018 was \$335,420.31. Reserve Fund Account balance of \$537,779.28. Because the Reserve Fund Account is currently over 100% funded the monthly transfers to the Reserve Fund will be reduced in 2019/20 to equal an annual total of \$40,000. Copies of the October 2018 and November 2018 Monthly Financial Reports were available inspection. Motion to approve all reports made by Mike Rash, 2nd by Doug McLain. Motion passed, unanimous.

V. COMMITTEE REPORTS

1. FACILITIES ó Johnathon Oden: Reported the Pavilion is being painted and updated. Misc winter upkeep.
2. ACC ó Dennis Dias: Since November: 14 letters were sent, 11 files pending, 7 files closed, 1 permit denied, 6 permits issued. Motion to accept the ACC report by Mike Rash, 2nd by Phyllis Cotta. Motion passed unanimous.
3. PARKS ó Johnathon Oden: Status of storm damages at El Prado. Removed downed fencing, play area cleaned up and re-opened. Other damages on hold while alternatives are being investigated.
4. ENTERTAINMENT/ACTIVITIES ó Johnathon Oden: Nothing to report.

VII. UNFINISHED BUSINESS-

1. Discussion: Need for a fine policy. There have been many complaints concerning camping, animal nuisance and other violations. Working on a draft, when completed it will be sent for the attorney's review and then submitted for publishing to the members.
2. Discussion: Need to have rules and restrictions for livestock within the subdivision. Perhaps have both counties be uniform with the rules and restrictions. Motion made to table to next meeting by Dennis Dias, 2nd by Phyllis Cotta. Motion passed, unanimous.

VIII. NEW BUSINESS

1. Vote on approval of the annual Association insurance policies for 2019. There was a total increase of approximately \$12,000. The total cost of all three (facilities, liability and worker's compensation) policies is \$46,643.00. Motion to pay the quoted fees for three Insurance Policies by Becky Temple 2nd by Doug McLain. Motion passed, unanimous vote.

2. Vote on the renewal of the CPA contract with Levey & Erlanger for 2019. Motion to accept the renewal contract, by Phyllis Cotta, 2nd by Dennis Dias. Motion passed, unanimous.
3. A proposal to charge a reservation cancellation charge of 10% of the deposits to cover increased fees incurred for processing. This charge will not apply to LATE cancellations that per Rental Agreement have a stated late cancellation penalty of forfeit of deposits. Motion to charge a cancellation fee of 10% of deposit amount; made by Becky Temple, 2nd by Phyllis Cotta. Motion passed, unanimous.
4. A proposal to amend the even rental policy rules to include two items:
 - a) A curfew of 10:30 pm for music and guests with clean up completed and all people/guests gone by midnight. Non-compliance penalty: Forfeit of Deposits and/or suspension of use privileges for 5 years.
 - b) A \$50.00 8am to noon, next day clean up option available for large event rentals where the midnight deadline for full clean up would not apply.

Motion to amend the curfew to 10:30 pm for music and clean up completed by midnight with non-compliance penalty and a \$50 8am-noon clean up option for large events; made by Mike Rash, 2nd by Doug McLain. Motion passed, unanimous.
5. Request to replace fencing between El Prado Park and Lot T603. There are no plans to replace at this time. Concerned about the pond and owner was directed to contact Dept. of Fish and Wildlife.
6. Discussed improvements from storm damage at El Prado Park. Will have maintenance check out the possibility of a temporary no climb fence.
7. Project Proposal to resurface and reseal the pavilion concrete floor. Last done 18 years ago at a cost of \$21,000. The price now is \$17,850. Motion to approve project at estimated cost: made by Dennis Dias and 2nd by Doug McLain. Motion passed, unanimous vote.
8. Vote to approve the emergency authorized cost of replacement, installation and programming for a dead computer program card in the Access Tag control system at \$1,275.00. Motion made by Doug McLain, 2nd Mike Rash. Motion passed, unanimous vote.
9. Proposed schedule the 2019 Community Rummage Sale at the Hacienda for Saturday, May 4th. Motion to approve date, by Phyllis Cotta, 2nd by Dennis Dias. Motion passed, unanimous.
10. Request by vendor to offer self-defense classes at Hacienda - No Show by vendor. Item cancelled.

IX. OPEN FORUM ó Comments and discussion

Discussion on the draft fine policy with several questions including regarding violations and animal control issues. Also discussed Real Estate agents having access to the CCRs.

X. NEXT MEETING DATE / ADJOURNED ó Motion made and seconded.

- ° The next monthly Board meeting is scheduled for March 13, 2019 at the Hacienda
- ° 7:55 p.m. Meeting adjourned.

Respectfully submitted:

Chris Cox
Chris Cox, on behalf of Dennis Dias, Secretary

The foregoing minutes were approved by the Board of Directors on March 14, 2019.