

**LAKE DON PEDRO OWNERS' ASSOCIATION**  
**Board of Directors**  
**MINUTES OF 2018 ANNUAL MEMBERSHIP MEETING**  
**AND OCTOBER BOARD MEETING**  
**SATURDAY, OCTOBER 13, 2018**

**EXECUTIVE SESSION - 9:00 A.M.**

**I. CALL TO ORDER - PLEDGE OF ALLEGIANCE**

President Johnathon Oden called the meeting to order at 10:04 a.m. Board Members Present: President, Johnathon Oden, Vice President, Doug McLain, Treasurer, Phyllis Cotta, Secretary, Dennis Dias. Absent: Directors Mike Rash, Becky Temple and Richard Gatesman.

**II. WELCOME & ESTABLISH QUORUM OF DIRECTORS**

President Johnathon Oden welcomed everyone in the audience and introduced all of the Board Members present, confirming that a quorum of directors were present.

**III. EXECUTIVE SESSION REPORT**

Executive Meeting of 10/13/18, discussed office matters and selection of Board Officers.

**IV. ELECTION OF DIRECTORS AND SELECTION OF BOARD OFFICERS**

President Johnathon Oden explained that the board was staying the same. There were 3 open seats and the only three candidates that applied were the current Directors, Phyllis Cotta, Becky Temple and Dennis Dias. All three agreed to extend their positions due to the fact that no one from the community applied to be a candidate. No ballots needed, no election was held. Board Officers are President, Johnathon Oden, Vice President, Doug McLain, Treasurer Phyllis Cotta, Secretary Dennis Dias and Directors are Mike Rash, Becky Temple and Richard Gatesman.

**V. APPROVAL OF MINUTES**

Motion for the approval of the 8/8/18 General Meeting Minutes was made by Doug McLain, 2nd by Dennis Dias. Motion passed by unanimous vote.

**VI. TREASURER'S REPORT**

Phyllis Cotta reported that the bank balance of the Operating Account for September 30, 2018 was \$407,136.00 and the balance of the Reserve Fund was \$526,282.00. Copies of the 2018 Year End Financial Report (June), and the July 2018, August 2018 and September 2018 Monthly Financial Reports were delivered to the Board and audience. Motion to approve all reports was made by Dennis Dias, 2nd by Doug McLain. Motion passed by unanimous vote.

**VII. COMMITTEE REPORTS**

1. FACILITIES - Johnathon Oden: No report at this time
2. ACC - Dennis Dias: 2 permits were issued; 1 file was closed and 3 letters were sent. Motion to accept the ACC report by Phyllis Cotta; 2nd by Doug McLain, Motion passed unanimous vote.
3. PARKS - Johnathon Oden: No report at this time

4. PUBLIC RELATIONS/ENTERTAINMENT - Johnathan Oden reported on the 50th Anniversary Celebration that was held on 9/29/18. Even though the attendance was good, he was a little disappointed that more did not attend, because this was for the entire community and it takes a lot of work to put this type of an event on. He appreciated those that did attend and everyone who did attend seemed to have fun and enjoyed the event.

### **VIII. UNFINISHED BUSINESS - None**

### **IX. NEW BUSINESS**

1. A presentation was made to the board from Donald Gatz with AirMed Care. He explained that they were not looking to replace PHI services that it was just another helicopter service that could be used. During his 20 minute presentation Mr. Gatz wanted board approval to circulate information. He was informed he could put brochures in office and possibly place an ad in the Foothill Express.
2. Presentation: Norman Varain Local IOOF Chapter - No action taken, Norman Varain was not present.
3. Vote on proposed delinquent account liens: MOTION TO AUTHORIZE LDPOA STAFF TO RECORD NOTICES OF DELINQUENT ASSESSMENTS (Liens) AGAINST EIGHTEEN LOTS IN THE SUBDIVISION by Dennis Dias, seconded Doug McLain. APPROVED, Unanimous vote.
4. Discussion of enforcement challenges and proposal of fine policy: Tabled pending further review.
5. Discussion of potential need for rules governing livestock within subdivision: Tabled pending further review.

### **X. OPEN FORUM - AUDIENCE COMMENTS**

There were questions regarding a possible fine system. It was explained that the proposed fines would be imposed for violations of health, safety, animal neglect and/or significant nuisance or danger to the neighborhood and that the board wants to preserve people's property values. Comments and questions were also presented about weed control on the side of the roads in the subdivision.

### **XI. NEXT MEETING DATE - ADJOURNMENT**

1. The next scheduled monthly Board meeting is November 10, 2018 at 6:30 p.m. at the Hacienda
2. Motion made by Dennis Dias and 2nd by Doug McLain to adjourn the meeting at 11:04 a.m. Motion passed by unanimous vote.

Respectfully submitted by Chris Cox, on behalf of Dennis Dias, Secretary

The foregoing minutes were approved by the Board of Directors on Jan. 29, 2019