



Discoverer

February 2019

The Lake Don Pedro Owners' Association • 5182 Fuentes De Flores • La Grange CA 95329

FREE

**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 - Johnathon 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

IX. NEW BUSINESS (Cont.)

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 1/29/2019

VOLUNTEERS NEEDED - ANNUAL EASTER EGG HUNT IN JEOPARDY



The Annual Hacienda Easter Egg Hunt held on the Saturday of Easter weekend has been a community favorite with a great turnout each year.

Started by a small group of volunteers after several years it was taken on by a

wonderful group of people from the Don Pedro Baptist Church who expanded it and continued it for several more years.

But times and circumstances change and they are unable to organize and run the Easter Egg Hunt this year.

So now is the opportunity for others in our community to get involved in a fun and lovely family event. We need organizers and helpers.

The actual event lasts only the morning of **Saturday, April 20th** but of course there will be some planning and preparation leading up to it.

The Association provides both the Hacienda venue and a budget of \$300.

All interested parties please contact the Association Office 209 852-2312 or info@LDPOA.com.

LDPOA Calendar of Events

For the latest, most up to date, calendar info check our FaceBook page at: facebook.com/ldpoa or our website calendar at www.ldpoa.com
 * Line Dancing Class – Mondays, 10 am -Noon
 LDPOA Office Schedule is Tuesday - Saturday from 9 am – 4:30 pm.
 We are Closed on Sundays & Mondays.

February

PAVILION HALL UNAVAILABLE 1/20 - 2/23
 FOR REHAB AND MAINTENANCE

13 • NO BOARD MEETING
 SCHEDULED
 Wednesday • Apt. B Reserved 2/13-2/15

16 • President's Day HOLIDAY -
 Saturday OFFICE CLOSED

21 • Lounge Reserved
 Thursday

24 • Lounge Reserved
 Sunday

March

2 • Lounge Reserved
 Saturday

12 • ACC COMMITTEE
 Tuesday MEETS

13 • BOARD MEETING - HACIENDA,
 Wednesday 6:30 PM

16 • Pavilion & Kitchen
 Saturday Reserved

21 • Lounge Reserved
 Thursday

22 • Apt. A & B Reserved - 3/22
 Friday - 3/23

23 • Pavilion, Lounge & Kitchen
 Saturday Reserved

29 • Apts A & B Reserved -
 Friday 2/29 - 2/30

March

30 • Pavilion, Lounge & Kitchen
 Saturday Reserved

April

5 • Apt. A Reserved - 4/5 - 4/6
 Friday

6 • Pavilion, Lounge & Kitchen
 Saturday Reserved
 • Apt. B Reserved

9 • ACC COMMITTEE
 Tuesday MEETS

10 • NO BOARD MEETING
 Wednesday SCHEDULED

12 • Apt A Reserved -
 Friday 4/12 - 4/13

13 • Pavilion, Lounge & Kitchen
 Saturday Reserved

20 • Lounge Reserved
 Saturday

**DAYLIGHT
 SAVINGS TIME
 BEGINS
 MARCH 10TH.
 REMEMBER TO
 SET YOUR CLOCK
 AHEAD ONE
 HOUR**

LAKE DON PEDRO OWNERS ASSOCIATION

Balance Sheet As of October 31, 2018

ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)

	Operations Fund	Replacement Fund	Total Funds
ASSETS			
Checking & Savings			
Petty Cash	504.91		504.91
BAC - Operating	381,784.23		381,784.23
Reserve - BAC (savings)		530,118.21	530,118.21
Assessments Receivable, less Allowance for Doubtful Accounts of \$148031.97-110177.92	37,854.05		37,854.05
Prepaid Insurance	10,281.18		10,281.18
Undeposited Funds (received but not deposited)	810.40		810.40
Total Assets	\$431,234.77	\$530,118.21	\$961,352.98
LIABILITIES			
Accounts Payable	(97.48)		(97.48)
Refundable Deposits	10,341.50		10,341.50
Payroll Liabilities (Employer P/R Taxes)	47.08		47.08
Workers Comp	3,361.76		3,361.76
Accrued ACC Legal Expense	7,000.00		7,000.00
Other Liabilities	9,894.10		9,894.10
Total Liabilities	30,546.96		30,546.96
FUND BALANCE	400,687.81	530,118.21	930,806.02
Total Liabilities and Fund Balance	\$431,234.77	\$530,118.21	\$961,352.98

Statements of Revenues, Expenses and Changes in Fund Balances
 October 31, 2018
 ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)

	Operations Fund Current Month	Replacement Fund Current Month	Operations Fund Year To Date	Replacement Fund Year To Date	Total Funds Year To Date	Annual Budget
REVENUES						
Assessments	0.00	0.00	267,200.00	45,000.00	312,200.00	312,000.00
Plan Check Income	0.00		100.00		100.00	0.00
Apartment Rental	425.00		6,115.00		6,115.00	16,500.00
Hall Rental	175.00		450.00		450.00	1,000.00
Office Rental	712.00		2,291.00		2,291.00	4,000.00
Vending Machine Income	0.00		0.00		0.00	100.00
Interest Income - Receivables	10.07		25.29		25.29	5,000.00
Interest Income - Bank	3.57	86.16	14.00	320.27	334.27	300.00
Other Income	85.33		1,080.25		1,080.25	2,000.00
Late Fees	0.00		5,810.00		5,810.00	6,000.00
Transfer Fees	1,680.00		6,720.00		6,720.00	23,000.00
Total Revenues	3,087.44	86.16	289,805.54	45,320.27	335,125.81	369,900.00
EXPENSES						
Bad Debt Expense	1,666.67		6,666.68		6,666.68	20,000.00
Board Expenses	0.00		0.00		0.00	500.00
Copier Costs	328.23		923.05		923.05	2,700.00
Office Supplies	23.20		408.70		408.70	3,126.00
Office Salaries	5,763.10		22,472.00		22,472.00	64,400.00
Travel / Mileage	0.00		0.00		0.00	0.00
Legal	1,000.00		4,000.00		4,000.00	14,000.00
Accounting	0.00		2,020.00		2,020.00	4,000.00
Discoverer Expenses	455.73		3,430.74		3,430.74	15,000.00
Computer / Internet	655.01		4,719.59		4,719.59	1,000.00
Election	0.00		0.00		0.00	2,000.00
Collections	1,999.40		2,698.20		2,698.20	1,000.00
Member Documents	0.00		840.45		840.45	0.00
Public Relations	675.42		4,108.04		4,108.04	500.00
Postage & Delivery	65.99		567.71		567.71	2,000.00
Merchant Fees	182.24		1,510.28		1,510.28	2,000.00
Insurance	3,394.42		13,577.68		13,577.68	40,733.00
Taxes / License / Filing Fees	10.00		10.00		10.00	4,000.00
Workers Comp Insurance	352.98		1,866.97		1,866.97	3,500.00
Hacienda Maintenance Salary	4,256.00		17,510.50		17,510.50	62,000.00
Pool Monitor Salary	178.50		4,622.65		4,622.65	5,400.00
Janitorial Salary	1,420.00		5,446.88		5,446.88	17,680.00
Payroll Tax Expense	977.99		4,625.26		4,625.26	10,000.00
Salary Expenses - Other	319.60		2,330.62		2,330.62	1,000.00
Vending Machine Expense	0.00		-121.39		-121.39	259.00
Electric (Hacienda)	0.00		6,726.95		6,726.95	13,000.00
Electric (Well)	0.00		1,810.41		1,810.41	1,000.00
Electric (El Prado)	0.00		188.67		188.67	1,000.00
Electric (Barn)	0.00		31.66		31.66	100.00
Water (El Prado)	159.00		636.00		636.00	402.00
Reserve Study	0.00		0.00		0.00	300.00
Propane	0.00		0.00		0.00	1,000.00
Trash Removal	414.60		1,658.40		1,658.40	5,000.00
Office Telephone	237.18		947.06		947.06	3,400.00
Pay Phone	110.00		440.00		440.00	1,400.00
Hacienda Miscellaneous Expense	0.00		0.00		0.00	0.00
Hacienda Maintenance Supplies	175.26		1,346.96		1,346.96	2,100.00
Hacienda Maintenance Repairs	245.13		509.00		509.00	2,500.00
Hacienda Landscaping	0.00		0.00		0.00	520.00
Septic Maintenance	0.00		0.00		0.00	500.00
Well Water & Septic Testing	143.62		2,312.12		2,312.12	3,380.00
Maintenance Equipment	0.00		0.00		0.00	500.00
Well Maintenance	550.00		900.00		900.00	500.00
Hacienda - Security	0.00		541.61		541.61	1,000.00
Pool Maintenance	0.00		807.35		807.35	1,000.00
Small Apartment (B)	0.00		96.61		96.61	100.00
Large Apartment (A)	0.00		96.61		96.61	100.00
Pest & Weed Control	0.00		294.00		294.00	200.00
Janitorial Supplies	361.91		1,447.27		1,447.27	500.00
El Prado Baseball	53.00		313.09		313.09	1,000.00
Pond Maintenance	0.00		0.00		0.00	100.00
General Park Maintenance	35.90		179.50		179.50	2,000.00
Trails	0.00		0.00		0.00	300.00
Payroll Expenses	0.00		0.00		0.00	200.00
Total Expenses	26,210.08	0.00	125,517.88	0.00	125,517.88	324,900.00
Excess (Deficiency) of Revenues Over Expenses	-23,122.64	86.16	164,287.66	45,320.27	209,607.93	209,607.93 -23,036.48
Board-Approved Interfund Reallocations and Transfers	(3,750.00)	3,750.00	30,000.00	(30,000.00)	-	-
Timing Adjustment from 6/30/18			(4,142.85)	(0.06)	(4,142.91)	-
Fund Balance (Deficit) Beginning of Year			210,543.00	514,798.00	725,341.00	-
Fund Balance (Deficit) Month End	\$ (26,872.64)	\$ 3,836.16	\$ 400,687.81	\$ 530,118.21	\$ 930,806.02	930,806.02

LAKE DON PEDRO OWNERS ASSOCIATION			
Balance Sheet			
As of November 30, 2018			
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)			
	Operations Fund	Replacement Fund	Total Funds
ASSETS			
Checking & Savings			
Petty Cash	381.02		381.02
BAC - Operating	360,000.22		360,000.22
Reserve - BAC (savings)		533,947.12	533,947.12
Assessments Receivable, less Allowance for Doubtful Accounts of \$148236.10-111844.59	36,391.51		36,391.51
Prepaid Insurance	6,886.76		6,886.76
Undeposited Funds (received but not deposited)	731.50		731.50
Total Assets	\$404,391.01	\$533,947.12	\$938,338.13
LIABILITIES			
Accounts Payable	12,836.56		12,836.56
Refundable Deposits	10,011.50		10,011.50
Payroll Liabilities (Employer P/R Taxes)	73.00		73.00
Workers Comp	3,827.84		3,827.84
Accrued ACC Legal Expense	8,000.00		8,000.00
Other Liabilities	9,894.10		9,894.10
Total Liabilities	44,643.00		44,643.00
FUND BALANCE	359,748.01	533,947.12	893,695.13
Total Liabilities and Fund Balance	\$404,391.01	\$533,947.12	\$938,338.13

LAKE DON PEDRO OWNERS ASSOCIATION			
Balance Sheet			
As of December 31, 2018			
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)			
	Operations Fund	Replacement Fund	Total Funds
ASSETS			
Checking & Savings			
Petty Cash	721.13		721.13
BAC - Operating	335,420.31		335,420.31
Reserve - BAC (savings)		537,779.28	537,779.28
Assessments Receivable, less Allowance for doubtful Accounts of \$139070.23-113363.85	25,706.38		25,706.38
Prepaid Insurance	3,492.34		3,492.34
Undeposited Funds (received but not deposited)	(100.00)		(100.00)
Total Assets	\$365,240.16	\$537,779.28	\$903,019.44
LIABILITIES			
Accounts Payable	4,347.03		4,347.03
Refundable Deposits	8,131.50		8,131.50
Payroll Liabilities (Employer P/R Taxes)	122.06		122.06
Workers Comp	4,135.83		4,135.83
Accrued ACC Legal Expense	9,000.00		9,000.00
Other Liabilities	9,894.10		9,894.10
Total Liabilities	35,630.52		35,630.52
FUND BALANCE	329,609.64	537,779.28	867,388.92
Total Liabilities and Fund Balance	\$365,240.16	\$537,779.28	\$903,019.44

Statements of Revenues, Expenses and Changes in Fund Balances						
November 30, 2018						
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)						
	Operations Fund	Replacement Fund	Operations Fund	Replacement Fund	Total Funds	Annual Budget
	Current Month	Current Month	To Date	Year To Date	Year To Date	
REVENUES						
Assessments	0.00	0.00	267,200.00	45,000.00	312,200.00	312,000.00
Plan Check Income	50.00		150.00		150.00	0.00
Apartment Rental	350.00		6,465.00		6,465.00	16,500.00
Hall Rental	100.00		550.00		550.00	1,000.00
Office Rental	899.00		3,190.00		3,190.00	4,000.00
Vending Machine Income	0.00		0.00		0.00	100.00
Interest Income - Receivables	13.22		2,267.43		2,267.43	5,000.00
Interest Income - Bank	3.07	78.91	17.07	399.18	416.25	300.00
Other Income	276.60		1,356.85		1,356.85	2,000.00
Late Fees	0.00		5,700.00		5,700.00	6,000.00
Transfer Fees	1,540.00		8,260.00		8,260.00	23,000.00
Total Revenues	3,231.89	78.91	295,156.35	45,399.18	340,555.53	369,900.00
EXPENSES						
Bad Debt Expense	1,666.67		8,333.35		8,333.35	20,000.00
Board Expenses	0.00		0.00		0.00	500.00
Copier Costs	205.46		1,238.46		1,238.46	2,700.00
Office Supplies	347.14		755.84		755.84	3,126.00
Office Salaries	6,690.20		29,162.20		29,162.20	64,400.00
Travel / Mileage	0.00		0.00		0.00	0.00
Legal	1,000.00		5,000.00		5,000.00	14,000.00
Accounting	0.00		2,020.00		2,020.00	4,000.00
Discoverer Expenses	1,715.49		5,146.23		5,146.23	15,000.00
Computer / Internet	4,175.00		8,894.59		8,894.59	1,000.00
Election	0.00		0.00		0.00	7,000.00
Collections	128.70		2,826.90		2,826.90	1,000.00
Member Documents	0.00		840.45		840.45	0.00
Public Relations	0.00		4,108.04		4,108.04	500.00
Postage & Delivery	117.74		735.45		735.45	2,000.00
Merchant Fees	173.61		1,683.89		1,683.89	2,000.00
Insurance	3,394.42		16,972.10		16,972.10	40,733.00
Taxes / License / Filing Fees	5,675.00		5,685.00		5,685.00	4,000.00
Workers Comp Insurance	466.08		2,333.05		2,333.05	3,500.00
Hacienda Maintenance Salary	6,272.00		23,782.50		23,782.50	62,000.00
Pool Monitor Salary	0.00		4,622.65		4,622.65	5,400.00
Janitorial Salary	1,074.63		6,521.51		6,521.51	17,680.00
Payroll Tax Expense	1,259.69		5,884.95		5,884.95	10,000.00
Salary Expenses - Other	1,962.05		4,292.67		4,292.67	1,000.00
Vending Machine Expense	0.00		-121.39		-121.39	259.00
Electric (Hacienda)	2,325.98		9,052.93		9,052.93	13,000.00
Electric (Well)	741.97		2,552.38		2,552.38	1,000.00
Electric (El Prado)	115.46		304.13		304.13	1,000.00
Electric (Barr)	9.86		41.52		41.52	100.00
Water (El Prado)	159.00		795.00		795.00	402.00
Reserve Study	0.00		0.00		0.00	300.00
Propane	0.00		0.00		0.00	1,000.00
Trash Removal	414.60		2,073.00		2,073.00	5,000.00
Office Telephone	236.64		1,183.70		1,183.70	3,400.00
Pay Phone	110.00		550.00		550.00	1,400.00
Hacienda Miscellaneous Expense	0.00		0.00		0.00	0.00
Hacienda Maintenance Supplies	1,224.20		2,603.03		2,603.03	2,100.00
Hacienda Maintenance Repairs	0.00		509.00		509.00	2,500.00
Hacienda Landscaping	0.00		0.00		0.00	520.00
Septic Maintenance	0.00		0.00		0.00	500.00
Well Water & Septic Testing	143.46		2,455.58		2,455.58	3,380.00
Maintenance Equipment	0.00		0.00		0.00	500.00
Well Maintenance	0.00		900.00		900.00	500.00
Hacienda - Security	0.00		541.61		541.61	1,000.00
Pool Maintenance	0.00		807.35		807.35	1,000.00
Small Apartment (B)	0.00		96.61		96.61	100.00
Large Apartment (A)	0.00		96.61		96.61	100.00
Pest & Weed Control	147.00		441.00		441.00	200.00
Janitorial Supplies	247.08		1,694.35		1,694.35	500.00
El Prado Baseball	120.88		433.97		433.97	1,000.00
Pond Maintenance	0.00		0.00		0.00	100.00
General Park Maintenance	35.90		215.40		215.40	2,000.00
Trails	0.00		0.00		0.00	300.00
Payroll Expenses	0.00		0.00		0.00	200.00
Total Expenses	42,355.91	0.00	168,065.61	0.00	168,065.61	324,900.00
Excess (Deficiency) of Revenues Over Expenses	-39,124.02	78.91	127,090.74	45,399.18	172,489.92	172,489.92
Board-Approved Interfund Reclassifications and Transfers	(3,750.00)	3,750.00	26,250.00	(26,250.00)	-	-
Timing Adjustment from 6/30/18			(4,135.73)	(0.06)	(4,135.79)	(4,135.79)
Fund Balance (Deficit) Beginning of Year			210,543.00	514,798.00	725,341.00	725,341.00
Fund Balance (Deficit) Month End	\$ (42,874.02)	\$ 3,828.91	\$ 359,748.01	\$ 533,947.12	\$ 893,695.13	893,695.13

Assessments	0.00	0.00	267,200.00	45,000.00	312,200.00	312,000.00
Plan Check Income	50.00		150.00		150.00	0.00
Apartment Rental	-425.00		6,040.00		6,040.00	16,500.00
Hall Rental	-50.00		500.00		500.00	1,000.00
Office Rental	525.00		3,715.00		3,715.00	4,000.00
Vending Machine Income	0.00		0.00		0.00	100.00
Interest Income - Receivables	747.73		3,594.46		3,594.46	5,000.00
Interest Income - Bank	3.00	82.16	20.07	481.34	501.41	300.00
Other Income	226.50		1,593.35		1,593.35	2,000.00
Late Fees	0.00		5,670.00		5,670.00	6,000.00
Transfer Fees	1,400.00		8,260.00		8,260.00	23,000.00
Total Revenues	2,477.23	82.16	298,332.88	45,481.34	343,814.22	369,900.00
EXPENSES						
Bad Debt Expense	1,666.67		10,000.02		10,000.02	20,000.00
Board Expenses	600.00		600.00		600.00	500.00
Copier Costs	195.73		1,434.19		1,434.19	2,700.00
Office Supplies	2,218.73		2,218.73		2,218.73	3,126.00
Office Salaries	4,908.35		34,070.55		34,070.55	64,400.00
Travel / Mileage	79.57		79.57		79.57	0.00
Legal	1,865.80		6,865.80		6,865.80	14,000.00
Accounting	0.00		2,020.00		2,020.00	4,000.00
Discoverer Expenses	455.73		5,601.96		5,601.96	15,000.00
Computer / Internet	40.00		9,239.60		9,239.60	1,000.00
Election	0.00		0.00		0.00	7,000.00
Collections	356.40		3,183.30		3,183.30	1,000.00
Member Documents	0.00		840.45		840.45	0.00
Public Relations	0.00		4,108.04		4,108.04	500.00
Postage & Delivery	65.99		801.44		801.44	2,000.00
Merchant Fees	295.20		1,979.09		1,979.09	2,000.00
Insurance	3,394.42		20,366.52		20,366.52	40,733.00
Taxes / License / Filing Fees	825.00		6,510.00		6,510.00	4,000.00
Workers Comp Insurance	466.08		2,641.04		2,641.04	3,500.00
Hacienda Maintenance Salary	4,102.00		27,884.50		27,884.50	62,000.00
Pool Monitor Salary	0.00		4,622.65		4,622.65	5,400.00
Janitorial Salary	596.25		7,117.76		7,117.76	17,680.00
Payroll Tax Expense	901.46		6,786.41		6,786.41	10,000.00
Salary Expenses - Other	1,179.35		5,472.02		5,472.02	1,000.00
Vending Machine Expense	0.00		-121.39		-121.39	259.00
Electric (Hacienda)	2,404.71		11,457.64		11,457.64	13,000.00
Electric (Well)	178.09		2,730.47		2,730.47	1,000.00
Electric (El Prado)	61.50		365.63		365.63	1,000.00
Electric (Barr)	0.00		41.52		41.52	100.00
Water (El Prado)	159.00		795.00		795.00	402.00
Reserve Study	0.00		0.00		0.00	300.00
Propane	758.39		758.39		758.39	1,000.00
Trash Removal	414.60		2,487.60		2,487.60	5,000.00
Office Telephone	236.93		1,420.63		1,420.63	



Lake Don Pedro Owners' Association
Pam Hatler, Office Manager
5182 Fuentes de Flores, La Grange, CA 95329

Rates for various services from Lake Don Pedro Owners' Association

Hall and apartment rentals		Office rental information	
	<i>Member Non-Member</i>		
Pavilion (43' x 80')	\$250* \$800	Office 1 9x12 Leased \$162	
Lounge (47' x 21', 32' x 19')	\$25* \$300	Office 2 11x12 Leased \$198	
Kitchen	\$50* \$100	Office 3 8x17 Leased \$204	
		Office 4 8.25x12.5 Leased \$155	
Office Services			
REFUNDABLE DEPOSITS FOR EVENT RENTALS:			
(Deposits will be refunded if there are no damages & clean up standards are met)			
Pavilion	\$100 \$500-1000**	Fax - To receive \$0.50 per page	
Lounge	\$50 \$500-1000**	Fax - To send \$1.00 per page	
Kitchen	\$50 \$250	Copies 10 cents per page	
RENTAL RATES FOR APARTMENTS			
(Deposits are refunded if there are no losses or damages and rental rules are followed)			
Apartment "A" (Upstairs, sleeps 8 people)			
	<i>Member Non-Member Season</i>		
Daily Rate	\$175 \$250 April - Sep	*Two member benefits: Free personal use of the Lounge once (1) per year & free personal use of the Pavilion once (1) every three (3) years. (Subject to availability.)	
Weekly Rate	\$1,050 \$1,500	Additional member bookings are charged at the stated rates. Deposits are required for all rentals and insurance for events over 50 people.	
Daily Rate	\$125 \$200 Oct.-Mar	**If alcohol will be served: • deposit is the higher amount • you must provide insurance. Security is recommended.	
Weekly Rate	\$700 \$1,200	Note: If you are renting space for an event the following may be used (subject to availability) for no additional cost: courtyard, front lawn, lawn/fountain area, barbecue.	
Deposit	\$175 \$250	NON-PROFIT ORGANIZATIONS: Will be allowed free use of the Pavilion twice per year and the Lounge twice per year (as scheduling permits). Each additional use will require a Use Fee of \$50 (Pavilion) and \$25 (Lounge) to cover utilities and maintenance.	
Apartment "B" (Downstairs, sleeps 6 people)			
Daily Rate	\$150 \$180 April - Sep	<u>Deposits, completed Use Agreement forms & insurance coverage are required each time.</u>	
Weekly Rate	\$900 \$1,080		
Daily Rate	\$100 \$150 Oct. - Mar		
Weekly Rate	\$550 \$850		
Deposit	\$150 \$180		
Rev 02/15			



Office Hours: Tues. - Sat. 9am - 4:30pm (Phones are silent Noon - 2pm)

Ph: 209 852-2312 • Fax: 209 852-2771

Email: info@ldpoa.com • Web: www.ldpoa.com

2018 Annual Dues are \$100 and were due July 1st

Billing invoices & courtesy notices were mailed the first week of June

MOVING?

Please make sure we have your correct mailing address!

Accounts with unpaid Dues for 2018 will be charged a \$10 Late Fee on Aug. 1st
ON SEPT. 1ST INTEREST CHARGES WILL BEGIN TO ACCRUE

Those accounts that have set up a Payment Plan can avoid these fees
as long as payments are current.

Contact the LDPOA office at 209-852-2312 or info@ldpoa.com

We will work with you.

Important Information

- The General Board Meetings are regularly scheduled on the 2nd Wednesday of the month at 6:30 pm. **The next meeting is March 13th at the Hacienda.**
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC meeting will be on Tuesday, March 12th.** Please send submissions to the LDPOA office by **Friday, March 8th** to assure being included on the ACC agenda.
- a special request for the Association?** Any party or group with a special request for the Association must submit the request to be approved at a Board Meeting **and be present** at the meeting in order to obtain approval.
- Please Note:** Requests must be listed on the agenda in order to be considered at a board meeting. **The agenda is set one week before the meeting.**

• Attention: Do you have

Moving? Please notify the LDPOA!

You may contact us by: email info@ldpoa.com, our website at www.ldpoa.com by phone 209.852.2312 or mail at 5182 Fuentes de Flores, La Grange, CA 95329

Be sure to include the following information:

- *Owner's Name Account or Lot #
- *Old Address Multiple Lots?
- *New Address Phone and/or **Email:

* Indicates information required to update account

** If supplied a confirmation of change will be sent.



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Change of Address

It is the responsibility of Lake Don Pedro property owners who have moved, or who will move soon, to send a change of address notice to keep important Association mailings and the Discoverer coming. Please use the form to the left.

Official Publication of the Lake Don Pedro Owners' Association
Published at the beginning of each month

BOARD OF DIRECTORS

Johnathon Oden Assoc. President
Douglas McLain Vice President
Dennis Dias Board Secretary
Phyllis Cotta Treasurer
Mike Rash Director
Becky Temple Director
Richard Gatesman Director

Correspondence to the Board or Association should be sent to:

BdofDirectors@ldpoa.com or
info@ldpoa.com

Lake Don Pedro Owners' Association 5182
Fuentes De Flores, La Grange, CA 95329

Administration office hours are:

Tuesday through Saturday,
9 am to 4:30 pm.

(Answering machine on Noon - 2pm)