



Discoverer

May 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 General Meeting

THURSDAY, March 14, 2019

EXECUTIVE SESSION – 5:00 PM

I. CALL TO ORDER – PLEDGE OF ALLEGIANCE

Treasurer Phyllis Cotta called the meeting to order at 6:10 pm. Board Members present: VP Doug McLain, Secretary, Dennis Dias, Directors Becky Temple and Mike Rash

Absent: President, Johnathon Oden & Director Richard Gatesman

II. EXECUTIVE SESSION REPORT

Discussed at Executive Session 3/14/19 was personnel matters and delinquent accounts.

III. APPROVAL OF MINUTES

January 29, 2019 General Meeting Minutes with this correction re the monthly transfers to the Reserve account. "Monthly transfers are to be reduced in 2019/2020, not suspended."

Motion to approve by Dennis Dias and 2nd by Mike Rash-Unanimous.

IV. TREASURER'S REPORT

January Operating Account ending balance of \$317,033.65 January Reserve Savings Account balance of \$541,612.03 February Operating Account ending balance of \$241,153.00 February Reserve Saving Account balance \$545,437.24 Motion to approve Jan & Feb financials by Doug McLain and 2nd by Becky Temple. Motion passed - Unanimous

V. COMMITTEE REPORTS

- 1.FACILITIES –Phyllis Cotta reported that the Pavilion floor resurfacing, wall painting and other Pavilion updates have been completed.
- 2.ACC – Dennis Dias reported 5 pending, 2 waiting for response, 1 final notice, 5 permits approved, 2 denied permits
- 3.PARKS – Phyllis Cotta reported of a discussion for this in New Business.
- 4.ENTERTAINMENT/ ACTIVITIES– Phyllis Cotta reminded the audience of the Community wide Rummage sale on Saturday, May 4th. The annual Easter Egg Hunt will be on Saturday, April 20th at the Hacienda 10am-12:00 pm

VI. UNFINISHED BUSINESS-

- 1.Enforcement challenges/Draft proposal of fine policy was discussed between board members and audience in attendance. Motion to forward the draft to the attorney by Becky Temple and 2nd by Doug McLain. Unanimous
- 2.Discussion of potential need for rules governing livestock within the subdivision. Discussion was made with board members and those in the audience. Doug McLain explained that they wanted to make the animal regulations the same in both counties and have the same rules. Doug McLain made a motion to table after revisions. Becky Temple 2nd . Unanimous.

VII. NEW BUSINESS

- 1.Vote -2019 Dues - They will remain at \$100. Dennis Dias motioned. Becky Temple 2nd. Motion passed

2.Vote – 2019/20 Annual Budget - Motion made by Doug McLain to approve annual budget. Mike Rash 2nd. Motion passed.

3.Vote – Accept 2019/20 Reserve Study- Browning Reserve study and the Annual Reserve Contribution for 2019/2020. Motion made by Dennis Dias, 2nd by Doug McLain. Motion passed.

4.Motion was made by Phyllis Cotta to authorize Monica Fay to record notices of delinquent assessments liens. Motion by Phyllis Cotta. Dennis Dias seconded. Motion passed.

5.Vote on replacing safety fence at El Prado Park. \$550.00 budget. Motion by Mike Rash 2nd by Doug McLain. Motion passed.

6.Discussion of submitted questions by owners regarding regulations, rules etc.

VIII. OPEN FORUM/ GOOD OF THE ORDER: Audience comments.

A thank you to the board for their assistance in a past matter. An FYI on water district plans to update their pipes.

IX. NEXT MEETING DATE / ADJOURNED – meeting adjourned at 7:25 pm

° No Board Meeting scheduled for April

° The next Board meeting scheduled for May 8 2019 at the Hacienda

Respectfully submitted:

Chris Cox

Chris Cox, on behalf of Dennis Dias, Secretary

The foregoing minutes were approved by the Board of Directors on May 9,2019.

REMINDER

IN JULY THE 2019 ANNUAL DUES OF \$100 WILL BE DUE.

IF NEEDED PAYMENT PLANS ARE AVAILABLE TO AVOID

LATE FEES AND MONTHLY INTEREST CHARGES.

CONTACT OUR OFFICE: 209 852-2312, INFO@LDPOA.COM

On August 1st unpaid dues are past due and a late fee is charged. As of Sept. 1st delinquent accounts start accruing monthly interest charges.

LDPOA Calendar of Events

For the latest, most up to date, calendar info check our FaceBook page at: [facebook.com/ldpoa](https://www.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.

LOTTI'S YOGA CLASS IS BACK BEGINNING WEDNESDAY, MAY 29TH

May

15 • Apt A Reserved - 5/18
Wednesday

17 • Apt A & B Reserved -
5/17 - 5/18
Friday

18 • Pavilion, Lounge & Kitchen
Reserved
Saturday

24 • Apt A & B Reserved -
5/24 - 5/25
Friday

25 • Pavilion, Lounge & Kitchen
Reserved
Saturday

29 • Lotti's Yoga Class 9:30 am -
10:45 am
• ACC COMMITTEE
MEETS
Wednesday

31 • Apt A & B Reserved -
5/31 - 6/1
Friday

June

1 • Annual Dues Statements
Mailed
• Apt. A & B Reserved - 6/1 -
6/2
• Pavilion, ounge & Kitchen
Reserved
Saturday

7 • Apt A & B Reserved -
6/7 - 6/8
Friday

8 • Pavilion, lounge & Kitchen
Reserved
Saturday

11 • ACC COMMITTEE
MEETS
Tuesday

THE ASSOC. WEBSITE IS BACK
LIVE! www.LDPOA.com

June (Cont.)

12 • NO BOARD MEETING
SCHEDULED
Wednesday

15 • Lounge & Kitchen Reserved
• Apt A Reserved 6/15-17
Saturday

16 • FATHER'S DAY
Sunday

22 • Lounge & Kitchen Reserved
• Pavilion Reserved
Saturday

23 • Apt A Reserved 6/23-6/26
Sunday

29 • LAKE DON PEDRO
FIREWORKS
• Lounge Reserved
Saturday

July

ANNUAL DUES ARE DUE
THIS MONTH

4 • HAPPY FOURTH OF JULY
• OFFICE CLOSED FOR
HOLIDAY
Thursday

5 • Apt A Reserved -
7/5-7/7
Friday

6 • Apt B Reserved -
7/6-7/7
Saturday

9 • ACC COMMITTEE
MEETS
Tuesday

10 • TENTATIVE BOARD
MEETING SCHEDULED
FOR 6PM
Wednesday

THE HACIENDA

POOL OPENS



FRIDAY

MAY 24TH

10 AM - 7 PM

(ALL SWIMMING
ENDS AT 6:45PM)

ON JUNE 1ST POOL HOURS EXTEND TO 8 PM

SWIM LESSONS

Sponsored by the Tuolumne County Recreation Dept.

Session & Class Calendar

Session I : M-F July 1st – July 5th

Class 1 for Levels I, II, III 9 am
Class 2 for Levels I – III, IV, V, VI 10 am

Session II : M-F July 22nd – 26th

Class 1 for Levels I, II, III 9 am
Class 2 for Levels I – III, IV, V, VI 10 am

Fee: \$28.75 per child

NEW – Online Registration starting on May 30th

on the Tuolumne County Recreation website

www.TcRecreation.com

Unfilled classes will accept sign ups at 8:30 am on the opening day of the session

On class dates the pool opens for general use at 11 am.

LAKE DON PEDRO OWNERS ASSOCIATION				
Balance Sheet				
As of March 31, 2019				
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)				
	Operations Fund	Replacement Fund	Total Funds	
ASSETS				
Checking & Savings				
Petty Cash			520.23	520.23
BAC - Operating	228,404.42		228,404.42	228,404.42
Reserve - BAC (savings)		549,265.78	549,265.78	778,190.43
Assessments Receivable, less Allowance for outbtl Accounts of \$131,079.77-\$114,706.70)	7,462.07		7,462.07	
Prepaid Insurance	36,692.08		36,692.08	
Undeposited Funds (received but not deposited)	90.00		90.00	
Total Assets	\$273,168.80	\$549,265.78	\$822,434.58	
LIABILITIES				
Accounts Payable		1,557.58	1,557.58	
Refundable Deposits		13,561.50	13,561.50	
Payroll Liabilities (Employer P/R Taxes)		1,373.30	1,373.30	
Workers Comp		4,133.68	4,133.68	
Accrued ACC Legal Expense		12,000.00	12,000.00	
Other Liabilities		10,941.71	10,941.71	
Total Liabilities	43,567.77		43,567.77	
FUND BALANCE	229,601.03	549,265.78	778,866.81	
Total Liabilities and Fund Balance	\$273,168.80	\$549,265.78	\$822,434.58	

Statements of Revenues, Expenses and Changes In Fund Balances								
March 31, 2019								
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	100.00		350.00		350.00	0.00		
Apartment Rental	675.00		9,340.00		9,340.00	16,500.00		
Hall Rental	350.00		1,325.00		1,325.00	1,000.00		
Office Rental	712.00		5,851.00		5,851.00	4,000.00		
Vending Machine Income	0.00		0.00		0.00	100.00		
Interest Income - Receivables	720.87		5,551.62		5,551.62	5,000.00		
Interest Income - Bank	1.83		27.02		74.86	300.00		
Other Income	630.84	78.54	3,714.59	717.84	3,714.59	2,000.00	80.37	
Late Fees	0.00		5,660.00		5,660.00	6,000.00		
Transfer Fees	1,820.00		15,120.00		15,120.00	23,000.00		
Total Revenues	5,010.54	78.54	314,139.23	45,717.84	359,857.07	369,900.00	359,857.07	5,089.08
EXPENSES								
Bad Debt Expense	1,666.67		15,000.03		15,000.03	20,000.00		
Board Expenses	0.00		651.29		651.29	500.00		
Copier Costs	197.35		2,023.00		2,023.00	2,700.00		
Office Supplies	0.00		1,335.37		1,335.37	3,126.00		
Office Salaries	4,690.20		49,017.00		49,017.00	64,400.00		
Travel / Mileage	0.00		79.57		79.57	0.00		
Legal	1,000.00		13,298.20		13,298.20	14,000.00		
Accounting	0.00		2,020.00		2,020.00	4,000.00		
Discoverer Expenses	455.73		7,772.89		7,772.89	15,000.00		
Computer / Internet	119.99		12,164.82		12,164.82	1,000.00		
Election	0.00		0.00		0.00	7,000.00		
Collections	0.00		3,727.80		3,727.80	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	0.00		1,299.95		1,299.95	2,000.00		
Merchant Fees	320.75		2,800.37		2,800.37	2,000.00		
Insurance	3,631.92		31,024.78		31,024.78	40,733.00		
Taxes / License / Filing Fees	0.00		6,556.00		6,556.00	4,000.00		
Workers Comp Insurance	346.85		3,614.99		3,614.99	3,500.00		
Hacienda Maintenance Salary	4,256.00		40,428.50		40,428.50	62,000.00		
Pool Monitor Salary	0.00		4,622.65		4,622.65	5,400.00		
Janitorial Salary	1,544.63		10,455.39		10,455.39	17,680.00		
Payroll Tax Expense	1,069.42		10,774.33		10,774.33	10,000.00		
Salary Expenses - Other	477.40		7,922.42		7,922.42	1,000.00		
Vending Machine Expense	0.00		-121.39		-121.39	259.00		
Electric (Hacienda)	0.00		19,742.03		19,742.03	13,000.00		
Electric (Well)	0.00		3,390.56		3,390.56	1,000.00		
Electric (El Prado)	103.76		552.69		552.69	1,000.00		
Electric (Barn)	0.00		75.43		75.43	100.00		
Water (El Prado)	212.00		1,484.00		1,484.00	402.00		
Reserve Study	0.00		0.00		0.00	300.00		
Propane	0.00		758.39		758.39	1,000.00		
Trash Removal	829.20		4,146.00		4,146.00	5,000.00		
Office Telephone	243.55		2,185.18		2,185.18	3,400.00		
Pay Phone	110.00		990.00		990.00	1,400.00		
Hacienda Miscellaneous Expense	0.00		0.00		0.00	0.00		
Hacienda Maintenance Supplies	256.39		1,335.22		1,335.22	2,100.00		
Hacienda Maintenance Repairs	0.00		19,919.99		19,919.99	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	145.00		3,193.56		3,193.56	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		1,933.61		1,933.61	1,000.00		
Pool Maintenance	270.22		1,236.14		1,236.14	1,000.00		
Small Apartment (B)	0.00		328.38		328.38	100.00		
Large Apartment (A)	0.00		506.04		506.04	100.00		
Pest & Weed Control	147.00		735.00		735.00	200.00		
Janitorial Supplies	283.17		2,582.51		2,582.51	500.00		
El Prado Baseball	0.00		563.79		563.79	1,000.00		
Pond Maintenance	0.00		0.00		0.00	100.00		
General Park Maintenance	35.90		359.00		359.00	2,000.00		
Trails	0.00		0.00		0.00	500.00		
Payroll Expenses	54.38		54.38		54.38	200.00		
Total Expenses	22,467.48	0.00	302,188.35	0.00	302,188.35	324,900.00		
Excess (Deficiency) of Revenues Over Expenses	-17,456.94	78.54	11,950.88	45,717.84	57,668.72		57,668.72	-17,378.40
Board-Approved Interfund Reclassifications and Transfers	(3,750.00)	3,750.00	11,250.00	(11,250.00)				
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	\$ (21,206.94)	\$ 3,828.54	\$ 229,601.03	\$ 549,265.78	\$ 778,866.81		778,866.81	

Lake Don Pedro Owners' Association

5182 Fuentes de Flores, La Grange, CA 95329 • Ph: (209) 852-2312 • Fx: (209) 852-2771 • info@ldpoa.com • www.LDPOA.com

~ POOL USE RULES ~

NO LIFEGUARD ON DUTY - SWIM AT YOUR OWN RISK

Electronic Access Tag is needed for Pool Gate – Pool has 24 hour video surveillance

Hours of operation: **June – Aug. 10:00 am** to 8:00 pm*** (May & Sept + pool closes at 7 pm*)

*** All swimming ends 15 minutes before closing**

Pioneer Club (Adult Only Exercise/Swim) hours are 8am-10 am**

** All morning swim hours are adjusted M-F during the 2 weeks of Swimming Lessons, see posted dates.

Violation of these pool use rules can result in loss of pool privileges

◊ *Violations of CA Health & Safety Codes that can result in closure of the pool.*

1. KEEP GATE CLOSED AT ALL TIMES – Please Note:

If you let someone into the Pool Gate you are assuming responsibility for their behavior.

2. A member account in-good-standing may have up to 6 non-member guests.

3. Absolutely **NO GLASS CONTAINERS** of any kind in the pool enclosure ◊

4. CHILDREN MUST BE UNDER ADULT SUPERVISION AT ALL TIMES.

NO CHILD UNDER 14 YEARS OF AGE WITHOUT A RESPONSIBLE ADULT AGE 18 OR OLDER.

5. NO SMOKING anywhere other than in the designated smoking area. ◊

6. Suitable Attire: Swim Diapers required for infants – no exceptions. ◊

Hemmed shorts are ok but “cut offs” are not allowed in the pool.

7. NOT ALLOWED

- **NO Animals** in the pool area◊, or in the attached recreation area.
- NO Flotation toys / items (rafts, inner tubes, noodles, etc.) in the pool.
(Personal safety flotation devices, swim vests etc. for babies & toddlers are Ok)
- NO BALLS or SMALL TOYS ALLOWED IN POOL OR POOL AREA.
(Balls may be used, with courtesy, on the grass & asphalt court areas.)
- NO Skateboards, skates, scooters or other wheeled riding toys! ◊
(Exceptions: wheelchairs, walkers and baby strollers are allowed.)

CONDUCT

NOTICE: For the general enjoyment of all members - This is a “G” rated facility.

Inappropriate conduct or language can result in suspension of use privileges.

- NO Running, pushing, excessive horseplay or splashing in the pool area.
- **Please pick up and dispose all of your trash.** Smokers - use ash cans.
- Please do not play in or run through the planters or fountain.

Rev 6/17

DUE TO SPACING, THE APRIL FINANCIAL REPORT IS AVAILABLE ON THE WEBSITE OR IN THE OFFICE.



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

2019 Annual Dues are \$100 and are due July 1st

Courtesy notices will be mailed the first week of June

DID YOU MOVE IN THE LAST YEAR?
Please make sure we have your correct mailing address!

Accounts with unpaid Dues for 2019 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 6:00 pm. **The next meeting is July 10th at the Hacienda.**
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC meeting will be on Tuesday, June 11th.** Please send submissions to the LDPOA office by **Friday, June 7th** to assure being included on the ACC agenda.
- **Attention: Do you have 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.**



Discoverer is delivered free to all members of the Lake Don Pedro Owners' Association.

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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)

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.