

LAKE DON PEDRO OWNERS' ASSOCIATION
Board of Directors
Minutes of General Meeting
Wednesday, January 22, 2020

EXECUTIVE SESSION – 5:00 PM

I. CALL TO ORDER – PLEDGE OF ALLEGIANCE

President Johnathon Oden called the meeting to order at 6:05 pm. Board Members present:
VP Doug McLain, Secretary Dennis Dias, Directors Becky Temple, Mike Rash.

Absent: Treasurer Phyllis Cotta

II. EXECUTIVE SESSION REPORT

Executive Session 1/22/20 - Interview Board Candidate, Attorney Reviews, Contracts

III. APPROVAL OF MINUTES

Motion to approve the 11/14/2019 Board Meeting Minutes by Mike Rash, 2nd by Dennis Dias.
Motion passed Unanimous

IV. TREASURER'S REPORT

November and December Financials presented.

December Operating Account ending balance \$322,702.39 and Reserve Account balance of \$581,290.06. Motion to approve November and December financials by Dennis Dias, 2nd by Doug McLain. Motion passed - Unanimous

V. COMMITTEE REPORTS

1. **FACILITIES** –Johnathon Oden reported that upgrading of the Apartments are taking place. More information on this is in new business
2. **ACC** – Dennis Dias reported 8 permits issued, 2 letters sent, 1 account referred to Tuolumne county and 1 to Mariposa County
3. **PARKS** – Johnathon Oden stated nothing to report at this time.
4. **ENTERTAINMENT/ACTIVITIES**– Johnathon Oden reported nothing at this time. The annual Easter Egg Hunt was mentioned. It is on the calendar for Saturday, April 11th.

VI. UNFINISHED BUSINESS –

1. Livestock resolution tabled to the next meeting.
2. Popcorn machine request tabled to the next meeting.

VII. NEW BUSINESS

1. Board appointed Mike Rash and Jesse Forgues to the two vacant Director seats.
2. Proposed packages for 2020 Association Insurance were reviewed in executive session. Decision to accept package through Scottsdale Insurance carrier at a savings of over \$8000.

3. Contract for Browning Reserves to conduct the 2020 onsite Reserve Study. Motion to accept by Dennis Dias, 2nd by Doug McLain. Approved, unanimous.
4. Contract with Levey, Erlanger & Co. to do the annual accountant's review and Tax Returns. Motion to renew by Doug McLain, Dennis Dias 2nd. Approved, unanimous. Motion to keep scheduling the board meetings on the 2nd Wednesday of the month by Doug McLain, Dennis Dias 2nd. Approved, unanimous.
5. Budget for renovation work for Apartments A and B. Chris Cox gave a presentation of proposed items with cost breakdowns. Motion to approve a budget of \$24,000 by Becky Temple, Mike Rash 2nd. Approved, unanimous.
6. Attorney contracts:
 - (a) Rewrite of Assoc. Election Rules as required by new state law. Motion to Approve using firm of Adams-Stirling for a fee of \$750.00, by Becky Temple, Dennis Dias 2nd. Approval, unanimous
 - (b) Retaining new legal firm for Assoc. Board discussed proposals reviewed in executive session. Motion to retain law firm of Adams-Stirling by Becky Temple, Doug McLain 2nd. Approved, unanimous
7. Discussion on whether to discontinue the reserve expense line for the ballpark at El Prado Park. Motion to discontinue the reserve expense, by Doug McLain, Mike Rash 2nd. Approval, unanimous

V111. OPEN FORUM

Discussion on livestock resolution. CC&R questions, empty-unimproved lots with high risks of fire danger. Candidate night on Friday, January 24th

- X. NEXT MEETING DATE / ADJOURNED** – meeting adjourned at 7:15 pm
The next Board meeting scheduled for February 12, 2020 at 6:00 PM at the Hacienda

Respectfully submitted:



Chris Cox, on behalf of Dennis Dias, Secretary

The foregoing minutes were approved by the Board of Directors on February 12, 2020.