



Discoverer

February 2020

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

FREE



State Registered

Hunter Safety Course

Saturday February 8th

at the Lake Don Pedro Owners' Assoc.

Hacienda



5182 Fuentes de Flores, La Grange, CA

To sign up go to www.wildlife.ca.gov

Workbooks & Forms available at LDPOA office

A Hunter Safety Course To Be Held At the Hacienda

The full day course will be taught by a registered instructor and fulfills the requirements for hunting licenses for adults or youths (10 + with parent/guardian permission).

Date: Saturday, February 8th, 2020.

Time: 9 am – 6 pm

Place: The Hacienda – 5182 Fuentes de Flores, La Grange, CA 95329

REQUIREMENTS: *Bring a sack Lunch

- REGISTRATION - On the CA Dept. of Fish & Wildlife website. www.wildlife.ca.gov

- Approx. 2 weeks before class you need to obtain your Student Manuel/workbook "Todays Hunter" (available at the Hacienda office) and read the manual cover to cover and complete the chapter reviews & workbook sections.

- All Adults as well as youth must Fill out and bring a "Student Consent Form" available at the CA Fish & Wildlife website.

- You must also obtain a "GO id " number from the CA Fish & Wildlife website prior to class. www.wildlife.ca.gov

Go to "Learning" section, Click on "Hunter Education" or

go directly to:

<https://www.wildlife.ca.gov/Hunter-Education>

NOTE: Scroll down & Click "Student Consent Form (PDF)" to print the required form for all Adults as well as youth attending class .

In the right hand "Hunter Education" Box Click on "Traditional Classes"

NOTE: In the Overview section of the class selector is the link to get the GO id #

After securing your GO id# - Select the Feb 8, 2020 La Grange class at the Hacienda and register.

- All students must bring some form of photo ID to class. Young students may use parent's ID or school ID.

- For young students it's preferred to have a parent present during class. Parents do not register unless they plan to take the test and be certified along with their child.

- #2 pencils and highlighters.

All class materials are in English at a 6th Grade level. Students must be able to read and comprehend at that level. Students are required to pass the closed book test with a score of 80% or better.

THE LDP OWNERS' ASSOCIATION BOARD IS PLEASED TO ANNOUNCE THAT DIRECTOR MIKE RASH HAS DECIDED TO CONTINUE FOR ANOTHER TERM AND TO WELCOME JESSE FORGUES WHO HAS BEEN APPOINTED TO FILL THE REMAINING DIRECTOR'S POSITION. THANK YOU GENTLEMEN FOR YOUR DESIRE TO SERVE YOUR COMMUNITY.

Statements of Revenues, Expenses
and Changes in Fund Balances
November 30, 2019
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)

	Operations Fund	Replacement Fund	Operations Fund	Replacement Fund	Total Funds Year To Date	Annual Budget		
	Current Month	Current Month	Year To Date	Year To Date				
REVENUES								
Assessments	0.00	0.00	272,200.00	40,000.00	312,200.00	312,200.00		
Plan Check Income	50.00		400.00		400.00	0.00		
Apartment Rental	2,150.00		12,535.00		12,535.00	16,500.00		
Hall Rental	1,475.00		3,484.50		3,484.50	1,000.00		
Office Rental	525.00		3,373.00		3,373.00	4,000.00		
Vending Machine Income	0.00		0.00		0.00	100.00		
Interest Income - Receivables	513.72		2,603.99		2,603.99	5,000.00		
Interest Income - Bank	2.84	82.58	15.87	433.02	448.89	300.00	85.42	
Other Income	435.10		2,315.35		2,315.35	2,000.00		
Late Fees	0.00		5,695.00		5,695.00	6,000.00		
Transfer Fees	1,960.00		9,380.00		9,380.00	22,000.00		
Total Revenues	7,111.66	82.58	312,002.71	40,433.02	352,435.73	369,100.00		352,435.73
EXPENSES								
Bad Debt Expense	1,666.73		8,365.79		8,365.79	13,000.00		
Board Expenses	0.00		126.30		126.30	500.00		
Copier Costs	198.04		1,037.43		1,037.43	2,700.00		
Office Supplies	1,302.55		2,253.40		2,253.40	2,000.00		
Office Salaries	6,907.80		26,942.58		26,942.58	54,000.00		
Travel / Mileage	14.50		99.76		99.76	0.00		
Legal	1,000.00		7,044.12		7,044.12	10,000.00		
Accounting	0.00		2,020.00		2,020.00	4,000.00		
Discoverer Expenses	455.73		4,395.08		4,395.08	15,000.00		
Computer / Internet	559.94		3,762.52		3,762.52	3,000.00		
Election	0.00		0.00		0.00	7,000.00		
Collections	2,596.25		3,121.25		3,121.25	4,000.00		
Public Relations	0.00		0.00		0.00	700.00		
Postage & Delivery	401.59		1,178.79		1,178.79	2,000.00		
Merchant Fees	293.53		2,641.77		2,641.77	3,000.00		
Insurance	3,631.92		18,159.60		18,159.60	42,000.00		
Taxes / License / Filing Fees	5,907.00		5,917.00		5,917.00	3,000.00		
Workers Comp Insurance	491.93		2,069.47		2,069.47	3,500.00		
Hacienda Maintenance Salary	6,496.00		22,624.00		22,624.00	58,000.00		
Pool Monitor Salary	0.00		4,625.50		4,625.50	5,400.00		
Janitorial Salary	1,948.88		7,007.79		7,007.79	17,000.00		
Payroll Tax Expense	1,249.75		5,737.97		5,737.97	15,000.00		
Salary Expenses - Other	749.20		3,875.80		3,875.80	8,000.00		
Vending Machine Expense	0.00		0.00		0.00	0.00		
Electric (Hacienda)	1,299.05		9,002.08		9,002.08	16,000.00		
Electric (Well)	0.00		2,153.14		2,153.14	4,000.00		
Electric (El Prado)	0.00		362.48		362.48	1,000.00		
Electric (Barn)	0.00		41.05		41.05	100.00		
Water (El Prado)	212.00		1,060.00		1,060.00	600.00		
Reserve Study	0.00		0.00		0.00	3,100.00		
Propane	795.15		890.15		890.15	1,000.00		
Trash Removal	414.60		1,658.40		1,658.40	4,000.00		
Office Telephone	285.81		1,276.13		1,276.13	2,000.00		
Pay Phone	0.00		0.00		0.00	1,400.00		
Hacienda Miscellaneous Expense	0.00		37.03		37.03	0.00		
Hacienda Maintenance Supplies	318.74		2,274.53		2,274.53	4,000.00		
Hacienda Maintenance Repairs	0.00		0.00		0.00	4,000.00		
Reserve Project Expenses	0.00		493.84		493.84	0.00		
Hacienda Landscaping	0.00		0.00		0.00	200.00		
Septic Maintenance	0.00		0.00		0.00	300.00		
Well Water & Septic Testing	191.27		3,242.37		3,242.37	4,100.00		
Maintenance Equipment	0.00		0.00		0.00	500.00		
Well Maintenance	0.00		0.00		0.00	500.00		
Hacienda - Security	0.00		645.68		645.68	2,000.00		
Pool Maintenance	0.00		1,389.97		1,389.97	1,000.00		
Small Apartment (B)	0.00		109.18		109.18	400.00		
Large Apartment (A)	0.00		109.18		109.18	400.00		
Pest & Weed Control	147.00		441.00		441.00	1,000.00		
Janitorial Supplies	261.28		1,459.55		1,459.55	2,000.00		
El Prado Baseball	0.00		0.00		0.00	2,000.00		
General Park Maintenance	65.34		221.44		221.44	500.00		
Trails	0.00		0.00		0.00	0.00		
Payroll Expenses	0.00		1,020.00		1,020.00	200.00		
Total Expenses	39,861.58	0.00	160,893.12	0.00	160,893.12	329,100.00		
Excess (Deficiency) of Revenues Over Expenses	-32,749.92	82.58	151,109.59	40,433.02	191,542.61		191,542.61	-32,667.34
Board-Approved Interfund Reclassifications and Transfers	(3,333.33)	3,333.33	23,333.35	(23,333.35)	-			
Timing Adjustment from 6/30/19			(2,165.83)	0.38	(2,165.45)			
Fund Balance (Deficit) Beginning of Fiscal Year			148,568.00	560,765.00	709,333.00			
Fund Balance (Deficit) Month End	\$ (36,083.25)	\$ 3,415.91	\$ 320,845.11	\$ 577,865.05	\$ 898,710.16		898,710.16	

LAKE DON PEDRO OWNERS ASSOCIATION

Balance Sheet

As of November 30, 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		1,815.67	1,815.67
BAC - Operating	337,421.87		337,421.87
Reserve - BAC (savings)		577,865.05	577,865.05
Assessments Receivable, less Allowance for Doubtful Accounts (\$141,180.76-112,020.90)	25,097.46		25,097.46
Prepaid Insurance	7,636.72		7,636.72
Undeposited Funds (received but not deposited)	34.40		34.40
Total Assets	\$372,006.12	\$577,865.05	\$949,871.17
LIABILITIES			
Accounts Payable	4,199.73		4,199.73
Refundable Deposits	9,981.50		9,981.50
Payroll Liabilities (Employer P/R Taxes)	1.96		1.96
Workers Comp	5,319.72		5,319.72
Accrued ACC Legal Expense	20,000.00		20,000.00
Other Liabilities	11,658.10		11,658.10
Total Liabilities	51,161.01		51,161.01
FUND BALANCE	320,845.11	577,865.05	898,710.16
Total Liabilities and Fund Balance	\$372,006.12	\$577,865.05	\$949,871.17

**THE LARGER APARTMENT A AT THE HACIENDA WILL BE
CLOSED FOR RENOVATIONS UNTIL
MARCH 1ST
THE SMALLER APARTMENT B (2 BEDROOMS, 1 BATH) WILL
STILL BE AVAILABLE FOR RESERVATIONS DURING THAT TIME.**

LAKE DON PEDRO OWNERS' ASSOCIATION
Board of Directors
Minutes of General Meeting
THURSDAY, November 14, 2019

EXECUTIVE SESSION – 5:00 PM

I. CALL TO ORDER – PLEDGE OF ALLEGIANCE

President Johnathon Oden called the meeting to order at 6:04 pm. Board Members present: VP Doug McLain, Treasurer-Phyllis Cotta, Secretary, Dennis Dias Absent: Directors Becky Temple

II. EXECUTIVE SESSION REPORT

Executive Session 11/14/19 - personnel matters and lien accounts.

III. APPROVAL OF MINUTES

Motion to approve the 10/12/19 Board Minutes by Dennis Dias, 2nd by Doug McClain. Phyllis Cotta abstained, she was not at the 10/12/19 meeting. Motion passed.

IV. TREASURER'S REPORT

October Financials: Operating Account ending balance of \$359,228.64; October Reserve Savings Account balance of \$574,449.14. Motion to approve October financials by Dennis Dias, 2nd by Doug McClain. Motion passed - Unanimous

V. COMMITTEE REPORTS

1. FACILITIES –Johnathon Oden reported that there will be updating both apartments with new furniture, etc. Also, three (3) of the Hacienda bathrooms will be upgraded.
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 to report at this time

VI. UNFINISHED BUSINESS-

1. Livestock resolution and popcorn machine request is tabled to the January 2020 meeting.

VII. NEW BUSINESS

1. Proposed candidate night for County Candidates on Thursday, January 16, 2020. After discussing with audience members, this date is to be changed.
2. 2020 Elections scheduling calendar. Phyllis Cotta motioned to approve, Dennis Dias 2nd. Motion passed unanimous vote.
3. Approve liens on delinquent accounts. MOTION was made by Phyllis Cotta, 2nd by Dennis Dias to authorize LDPOA staff to record notices of delinquent assessments (liens) against Twenty-six (26) lots in the subdivision. Passed by unanimous vote
4. A request from the Lake Don Pedro Elementary School for a donation for 8th grade trip to New York. Approved for a \$500 donation to be split equally among participant students from Don Pedro Elementary. Chris Cox assigned to research who and how this money will be dispersed.

V111. OPEN FORUM

Discussion on the issue of property insurance cancellations. Suggested to possibly have a community meeting and invite insurance agents, real estate agents to discuss what is happening. Also, a discussion of speed limit signs to be put up. Questions about violations and how they are handled.

IX. NEXT MEETING DATE / ADJOURNED – meeting adjourned at 6:40 pm

- No Board Meeting scheduled for December
- The next Board meeting scheduled for January 22, 2020 at 6:00 PM 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
January 22, 2020.

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! - Wednesdays, 9:30 am - 10:45 am.

February

THE REGULAR SCHEDULE OF ACC MEETING & BOARD MEETINGS WILL NOT BE CHANGED - MEETINGS WILL CONTINUE TO BE SCHEDULED ON THE 2ND WEEK OF THE MONTH

REMINDER: APT. A IS UNDERGOING RENOVATIONS AND WILL NOT BE AVAILABLE IN FEBRUARY

1
Saturday

•Lounge Reserved

8
Saturday

• HUNTER SAFETY COURSE AT HACIENDA - 8:30 AM
•Lounge & Kitchen Reserved

11
Tuesday

•ACC COMMITTEE MEETS

12
Wednesday

• POSSIBLE BOARD MEETING

15
Saturday

• OFFICE CLOSED - PRESIDENT'S DAY HOLIDAY

22
Saturday

• Pavilion and Lounge Reserved

29
Saturday

• HAPPY LEAP YEAR
• Lounge Reserved

March

6
Friday

•Apt. Reserved - 3/6 - 3/7

7
Saturday

•Pavilion, Kitchen and Lounge Reserved

March (Cont.)

10
Tuesday

•ACC COMMITTEE MEETS

11
Wednesday

• BOARD MEETING - 6 PM AT HACIENDA

28
Saturday

• Lounge Reserved

April

3
Friday

•Apts A & B Reserved - 4/3 - 4/4

4
Saturday

•Pavilion, Lounge & Kitchen Reserved

7
Tuesday

•ACC COMMITTEE MEETS

8
Wednesday

• POSSIBLE BOARD MEETING

11
Saturday

• HACIENDA EASTER EGG HUNT

12
Sunday

• Easter

18
Saturday

• DON PEDRO COMMUNITY RUMMAGE SALE AT THE HACIENDA 9AM – 3PM

25
Saturday

•Pavilion, Lounge & Kitchen Reserved



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	
REFUNDABLE DEPOSITS FOR EVENT RENTALS: (Deposits will be refunded if there are no damages & clean up standards are met)		Office Services	
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)		*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.)	
Apartment "A" (Upstairs, sleeps 8 people)		Additional member bookings are charged at the stated rates. Deposits are required for all rentals and insurance for events over 50 people.	
	<i>Member Non-Member Season</i>	**If alcohol will be served: • deposit is the higher amount • you must provide insurance. Security is recommended.	
Daily Rate	\$175 \$250 April - Sep	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.	
Weekly Rate	\$1,050 \$1,500	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.	
Daily Rate	\$125 \$200 Oct.-Mar	<u>Deposits, completed Use Agreement forms & insurance coverage are required each time.</u>	
Weekly Rate	\$700 \$1,200		
Deposit	\$175 \$250		
Apartment "B" (Downstairs, sleeps 6 people)			
Daily Rate	\$150 \$180 April - Sep		
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 were due July 1st

DID YOU MOVE IN THE LAST YEAR?
Please make sure we have your correct mailing address!
Contact the LDPOA office at 209-852-2312 or info@ldpoa.com

Accounts with unpaid Dues for 2019 were charged a \$10 Late Fee on Aug. 1st
On Sept. 1st monthly interest charges start to accrue on the unpaid dues

Accounts that have set up a Payment Plan can avoid further fees
as long as payments are current.
We will work with you.

Important Information

- The General Board Meetings are regularly scheduled on the 3rd Wednesday of the month at 6:00 pm. **Next meeting scheduled for Wednesday, February 12th at 6:00 pm at the Hacienda.**
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC meeting will be on Tuesday, February 11th.** Please send submissions to the LDPOA office by **Friday, February 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 right.

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
Becky Temple Director
Mike Rash Director
Jesse Forgues 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.