



# Discoverer

June 2020

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

FREE

## NOTICE FOR EVENTS AND USE OF HACIENDA

**Unfortunate News about the Pool & Gym** The current State order still does NOT allow us to re-open either the pool or the gym at this time. So, the pool did NOT OPEN on Memorial Day weekend. It also does not allow rental of the apartments other than for Covid Quarantine purposes. When that order is changed to allow use of the facilities we will as quickly as possible work out procedures to comply with any new requirements and open the facilities.

The State restriction on any type of social "gatherings" is still in effect and does not show signs of being lifted soon. Anyone wishing to re-schedule your event or get a deposit refund please contact the LDPOA Office 209 852-2312 or info@LDPOA.com We are taking this day by day as you are and very much appreciate your understanding in these turbulent times.

Stay safe, Pam Hatler, LDPOA Office

## ELECTION RULES

LAKE DON PEDRO OWNERS' ASSOCIATION  
a California nonprofit mutual benefit corporation

(Please review pages 1 - 7)

## LAKE DON PEDRO OWNERS' ASSOCIATION

Board of Directors

Minutes of General Meeting

Wednesday, February 12, 2020

EXECUTIVE SESSION - 5:00 P.M.

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

President Johnathon Oden called the meeting to order at 6:07 p.m. Board Members Present: Vice President, Doug McLain, Secretary, Dennis Dias, Treasurer, Phyllis Cotta, Directors Becky Temple and Jesse Forgues. Absent: Director Mike Rash

### II. EXECUTIVE SESSION REPORT

Executive Meeting of 2/12/2020, re-appointment of Mike Rash as Director.

### III. APPROVAL OF MINUTES

Motion to approve the 1/22/20 General Meeting Minutes made by Doug McLain, 2nd by Dennis Dias. Motion passed by 5 unanimous votes. Phyllis Cotta abstained because she was not in attendance at the 1/22/20 meeting.

### IV. TREASURER'S REPORT

Phyllis Cotta reported the Operating Account Bank Balance for January, 2020 was \$270,159.26 and the Reserve Savings Account Balance was \$584,712.75. Motion to approve the Treasurer's Report made by Doug McLain, 2nd by Dennis Dias. Motion passed by unanimous vote.

### V. COMMITTEE REPORTS

1. FACILITIES - Johnathon Oden: Report was given as to the progress of the upgrading of the Apartments.
2. ACC - Dennis Dias: 3 permits were issued, 4 matters pending, 1 letter sent, 2 matters closed.
3. PARKS - Johnathon Oden: Parks will be getting some attention, clean up and clearance will be done, when time and weather permits.
4. PUBLIC RELATIONS/ENTERTAINMENT - Community Yard Sale is scheduled for April. Date is posted on Association Web Site.

### VI. UNFINISHED BUSINESS

1. Livestock Resolution: Motion to table this item until April Board Meeting made by Dennis Dias, 2nd by Doug McLain. Motion passed by unanimous vote.

2. Popcorn Machine: Motion to drop this item from the Agenda until such time as more information can be acquired made by Phyllis Cotta, 2nd by Dennis Dias. Motion passed by unanimous vote.

(Continued on page 7)

## LDPOA Calendar of Events

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

For the Proposed Hacienda Calendar go to our website at: [www.ldpoa.com](http://www.ldpoa.com)

\* Line Dancing Class - Mondays, 10 am - Noon

\* Lotti's Yoga Class - Wednesdays 9:30 am - 10:45 am

(State of CA order 'NO group gatherings until order rescinded)

LDPOA Office Schedule is Tuesday - Friday from 9 am - 4:30 pm.

(Please Note: The LDPOA Office's new Saturday Hours are: 9am - 1pm)

We are Closed on Sundays & Mondays.

## June

9  
Tuesday

• ACC COMMITTEE  
MEETS

10  
Wednesday

• NO JUNE BOARD  
MEETING

## July

1  
Wednesday

• 2020 DUES ARE DUE

7  
Saturday

• DON PEDRO  
FIREWORKS???



## Lake Don Pedro Owners' Association

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

June 1, 2020

To All Members  
Lake Don Pedro Owners' Association

Re: Notice of Proposed Election Rules

Dear Members:

Pursuant to Civ. Code §4360(a), you are receiving this notice that the Board will soon vote on the issue of adopting new Election Rules. Pursuant to California law and the governing documents, the Board is giving Association members at least twenty-eight (28) days' notice so members may review the proposed Election Rules and offer comments. The Board will consider the comments from the members before determining whether to adopt the proposed Election Rules.

*Purpose and Effect.* Beginning on January 1, 2020, new laws became effective that modified the Association's election process. The purpose of the proposed Election Rules is to establish new Election Rules which conform to the law changes. The effect will be to provide the Board and Association Members with legally compliant election policies and procedures.

For your convenience, a complete copy of the proposed Election Rules is enclosed. Members now have twenty-eight (28) days to submit comments regarding these rules. Written comments may be sent to the Board of Directors, Lake Don Pedro Owners' Association, 5182 Fuentes de Flores, La Grange, CA 95329. You may attend the meeting and provide your comments in person. The decision on the proposed Election Rules is on the agenda for the open Board meeting scheduled for July 8, 2020 at 6:30 pm at 5182 Fuentes de Flores, La Grange, CA 95329 or if state mandates do not yet allow in person meetings the meeting will be held via phone/video conferencing methods with call in attendance details noticed and posted at the Hacienda, Don Pedro Market on the Association website ([www.LDPOA.com](http://www.LDPOA.com)) and on the Assoc. Facebook page four days prior to the meeting.

Very truly yours,

*Pam Hatler*

On behalf of the Board of Directors  
Lake Don Pedro Owners' Association

LAKE DON PEDRO OWNERS ASSOCIATION

Balance Sheet

As of February 29, 2020

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

	Operations Fund	Replacement Fund	Total Funds
<b>ASSETS</b>			
Checking & Savings			
Petty Cash	1,326.48		1,326.48
BAC - Operating	220,998.78		220,998.78
Reserve - BAC (savings)		588,127.25	588,127.25
Assessments Receivable, less Allowance for Doubtful Accounts (\$125,347.45-\$116,243.41)	9,104.04		9,104.04
Prepaid Insurance	33,089.11		33,089.11
Undeposited Funds (received but not deposited)	(80.00)		(80.00)
<b>Total Assets</b>	<b>\$264,438.41</b>	<b>\$588,127.25</b>	<b>\$852,565.66</b>
<b>LIABILITIES</b>			
Accounts Payable	5,957.50		5,957.50
Refundable Deposits	14,156.50		14,156.50
Payroll Liabilities (Employer P/R Taxes)	1.96		1.96
Workers Comp	2,690.11		2,690.11
Accrued ACC Legal Expense	23,000.00		23,000.00
Other Liabilities	11,585.09		11,585.09
<b>Total Liabilities</b>	<b>57,391.16</b>		<b>57,391.16</b>
<b>FUND BALANCE</b>	<b>207,047.25</b>	<b>588,127.25</b>	<b>795,174.50</b>
<b>Total Liabilities and Fund Balance</b>	<b>\$264,438.41</b>	<b>\$588,127.25</b>	<b>\$852,565.66</b>

Statements of Revenues, Expenses and Changes in Fund Balances  
February 29, 2020  
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
<b>REVENUES</b>						
Assessments	0.00	0.00	272,200.00	40,000.00	312,200.00	312,200.00
Pawn Check Income	0.00		500.00		500.00	500.00
Apartment Rental	600.00		14,385.00		14,385.00	16,500.00
Hall Rental	1,150.00		5,163.50		5,163.50	1,000.00
Office Rental	687.00		5,646.00		5,646.00	4,000.00
Vending Machine Income	0.00		14.20		14.20	100.00
Interest Income - Receivables	385.17		3,843.00		3,843.00	5,000.00
Interest Income - Bank	2.09		23.57		718.80	300.00
Other Income	3,164.75	81.17	5,934.80	695.23	5,934.80	2,000.00
Late Fees	10.00		5,645.00		5,645.00	6,000.00
Transfer Fees	1,260.00		13,860.00		13,860.00	22,000.00
<b>Total Revenues</b>	<b>7,259.01</b>	<b>81.17</b>	<b>327,215.07</b>	<b>40,695.23</b>	<b>367,910.30</b>	<b>369,100.00</b>
<b>EXPENSES</b>						
Bad Debt Expense	1,666.67		13,366.00		13,366.00	13,000.00
Board Expenses	0.00		626.30		626.30	500.00
Copier Costs	198.04		1,666.99		1,666.99	2,700.00
Office Supplies	223.81		3,098.04		3,098.04	2,000.00
Office Salaries	5,186.08		40,306.19		40,306.19	54,000.00
Travel / Mileage	0.00		201.77		201.77	0.00
Legal	1,750.00		10,794.12		10,794.12	10,000.00
Accounting	0.00		2,020.00		2,020.00	4,000.00
Discoverer Expenses	455.73		6,618.98		6,618.98	15,000.00
Computer / Internet	505.89		6,118.66		6,118.66	3,000.00
Election	0.00		0.00		0.00	7,000.00
Collections	97.00		3,410.25		3,410.25	4,000.00
Public Relations	0.00		125.00		125.00	700.00
Postage & Delivery	271.80		1,539.82		1,539.82	2,000.00
Merchant Fees	178.79		3,221.19		3,221.19	3,000.00
Insurance	3,380.98		28,804.42		28,804.42	42,000.00
Taxes / License / Filing Fees	10.00		7,486.50		7,486.50	3,000.00
Workers Comp Insurance	332.98		3,040.66		3,040.66	3,500.00
Hacienda Maintenance Salary	4,480.00		34,944.00		34,944.00	58,000.00
Pool Monitor Salary	0.00		4,625.50		4,625.50	5,400.00
Janitorial Salary	1,187.50		10,318.04		10,318.04	17,000.00
Payroll Tax Expense	1,297.71		9,164.50		9,164.50	15,000.00
Salary Expenses - Other	180.00		6,765.65		6,765.65	8,000.00
Vending Machine Expense	0.00		0.00		0.00	0.00
Electric (Hacienda)	1,620.65		14,707.73		14,707.73	16,000.00
Electric (Well)	147.05		2,865.95		2,865.95	4,000.00
Electric (El Prado)	0.00		502.36		502.36	1,000.00
Electric (Barn)	11.31		75.98		75.98	100.00
Water (El Prado)	212.00		1,696.00		1,696.00	600.00
Reserve Study	1,600.00		3,200.00		3,200.00	3,100.00
Propane	0.00		890.15		890.15	1,000.00
Trash Removal	414.60		2,902.20		2,902.20	4,000.00
Office Telephone	270.97		2,079.68		2,079.68	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	201.75		3,576.90		3,576.90	4,000.00
Hacienda Maintenance Repairs	196.00		796.00		796.00	4,000.00
Reserve Project Expenses	27,178.81		36,261.35		36,261.35	0.00
Hacienda Landscaping	0.00		0.00		0.00	200.00
Septic Maintenance	0.00		270.36		270.36	300.00
Well Water & Septic Testing	189.98		3,813.04		3,813.04	4,100.00
Maintenance Equipment	0.00		0.00		0.00	500.00
Well Maintenance	0.00		525.00		525.00	500.00
Hacienda - Security	0.00		762.68		762.68	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	0.00		588.00		588.00	1,000.00
Janitorial Supplies	381.75		2,097.58		2,097.58	2,000.00
El Prado Baseball	0.00		0.00		0.00	2,000.00
General Park Maintenance	32.67		319.45		319.45	500.00
Traffic	0.00		0.00		0.00	0.00
Payroll Expenses	0.00		2,065.00		2,065.00	200.00
<b>Total Expenses</b>	<b>53,860.52</b>	<b>0.00</b>	<b>279,903.35</b>	<b>0.00</b>	<b>279,903.35</b>	<b>329,100.00</b>
<b>Excess (Deficiency) of Revenues Over Expenses</b>	<b>-46,601.51</b>	<b>81.17</b>	<b>47,311.72</b>	<b>40,695.23</b>	<b>88,006.95</b>	<b>88,006.95</b>
<b>Board-Approved Interfund Reallocations and Transfers</b>	<b>(3,333.33)</b>	<b>3,333.33</b>	<b>13,333.36</b>	<b>(13,333.36)</b>	<b>-</b>	<b>-</b>
<b>Timing Adjustment from 6/30/19</b>			<b>(2,165.83)</b>	<b>0.38</b>	<b>(2,165.45)</b>	
<b>Fund Balance (Deficit) Beginning of Fiscal Year</b>			<b>148,568.00</b>	<b>560,765.00</b>	<b>709,333.00</b>	
<b>Fund Balance (Deficit) Month End</b>	<b>\$ (49,934.84)</b>	<b>\$ 3,414.50</b>	<b>\$ 207,047.25</b>	<b>\$ 588,127.25</b>	<b>\$ 795,174.50</b>	<b>795,174.50</b>

LAKE DON PEDRO OWNERS' ASSOCIATION

5182 FUENTES DE FLORES

LA GRANGE, CA 95329

(209) 852-2312, FAX (209) 852-2771

info@ldpoa.com

CANDIDATE SOLICITATION NOTICE  
BOARD OF DIRECTORS ELECTION

All eligible members of the Association are invited and encouraged to become candidates for election to the Board. There will be two seats to be filled in the upcoming election of Directors, as two Directors' terms expire naturally this year

In order to be eligible for nomination and/or to serve on the Board, a candidate for the Board or serving as a Director must be the record Owner of a Separate Interest for a period of at least three years prior to the date of their nomination and must not be delinquent by more than sixty (60) days in the payment of any regular or special Assessment. A person may not be disqualified from nomination for nonpayment of any charges other than regular or special assessments, or because they paid their regular or special assessment under protest, or if the person has entered into an approved payment plan with the Association to pay a delinquent account and is fulfilling the terms of the payment plan.

In order to become a candidate, you must notify the Association in writing by mail or hand delivery to the following address:

LAKE DON PEDRO OWNERS' ASSOCIATION  
5182 FUENTES DE FLORES  
LA GRANGE, CA 95329

Alternatively, your written notification may be emailed to the Association at info@ldpoa.com or faxed to 209 852-2771.

Your written notification of your desire to be a candidate and any Director Election Statements (described below) must be received by the Association no later than 5:00 p.m. on Wednesday, July 15, 2020 Each eligible member whose written notification is received in a timely manner by the Association shall automatically be a candidate. There shall be no nominations from the floor at the annual membership meeting.

Candidates and Members advocating a point of view may, but are not required to, submit (to the address/fax number listed above) a Director Election Statement that is reasonably related to the election. Directors Election Statements may not exceed one side of a single 8 1/2 x 11 inch page. Black and white copies of all Director Election Statements that are received before 5:00 p.m. on July 15, 2020 will be reproduced as submitted and will be included with the ballot package which will be mailed to all members. By submitting a Director Election Statement, you accept full responsibility for its content and agree to indemnify the Association and its agents and representatives for any and all damage arising from and related to any such content.

It is each member's responsibility to confirm that his or her written notification of desire to be a candidate and Director Election Statement were received by the Association.

We look forward to receiving your notification of desire to be a candidate. Our Association works only because of owners like you who are willing to volunteer their time and skills on behalf of the entire community.

<sup>1</sup>This notice constitutes the "Candidate Solicitation Notice" described in Section 1A of the Association's Election Rules.

**PROPOSED NEW  
ELECTION RULES  
LAKE DON PEDRO OWNERS'  
ASSOCIATION  
A CALIFORNIA NONPROFIT MUTUAL BENEFIT  
CORPORATION**

PUBLISHED FOR MEMBER REVIEW – BOARD VOTE SCHEDULED FOR JUNE 10, 2020

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**ELECTION RULES**  
**LAKE DON PEDRO OWNERS' ASSOCIATION**  
 a California nonprofit mutual benefit corporation

These Election Rules revoke all previous election rules, and all amendments thereto, and substitute in their place these Election Rules.

**ARTICLE 1: DEFINITIONS**

- 1.1 "**Association**" means the Lake Don Pedro Owners' Association, a California nonprofit mutual benefit corporation.
- 1.2 "**Board**" or "**Board of Directors**" means the Board of Directors of the Association.
- 1.3 "**Bylaws**" means the Association's bylaws.
- 1.4 "**CC&Rs**" means the Association's declaration as the term is defined in the Davis-Stirling Act.
- 1.5 "**Director**" means any member of the Association's Board of Directors.
- 1.6 "**Davis Stirling Act**" means and refers to the Davis-Stirling Common Interest Development Act, which is the portion of the California Civil Code beginning with Section 4000, that governs common interest developments.
- 1.7 "**Inspector of Election**" means an inspector of elections as defined in the Davis-Stirling Act.
- 1.8 "**Member**" means a Member of the Association as defined in the Association's CC&Rs.
- 1.9 "**Separate Interest**" means a Lot as defined in the Association's CC&Rs.

**ARTICLE 2: MEMBERSHIP MEETINGS**

- 2.1 **Generally.**
- a. **Annual Meetings.** The Association must hold an annual meeting each year to conduct any Association business requiring a membership vote. Such meetings may include Director elections, or other types of elections.
- b. **Special Meetings.** Special meetings may be called for any lawful purpose by any of the following: (i) President of the Association, (ii) majority of the Board, or (iii) Members in good standing constituting at least five percent (5%) of the voting power of the Association, or as required by law. If a special meeting is called by Members of the Association, the request must be submitted to the Board in writing, specifying the nature of the business to be transacted. The Director or

1

officer receiving the request must promptly deliver the request to the remaining Directors.

- c. **Date, Time and Location of Meetings.**
- i. **Selected by the Board.** The annual meeting shall be held on the second Saturday of October beginning at 10:00 a.m. The Board may set the date and hour of special membership meetings. Annual and special membership meetings will be held in Mariposa or Tuolumne Counties, California, at such particular place therein as stated in the notice for such meeting, as provided in the Bylaws.
- ii. **Selected by the Membership.** If the date, time and/or location of a membership meeting selected by petitioning Members is unreasonable or contrary to the governing documents and/or statutory requirements, the Board is empowered to reschedule the date, time and/or location to something reasonable, relatively close to the original date, time and location requested by the Members calling the meeting, and compliant with the governing documents and statutory requirements.
- 2.2 **Notice Requirements.**
- a. **Notice of Special Meetings Called by the Board.** Except where one or more different periods are required by superseding provisions of the Davis-Stirling Act, all the following requirements apply: Notice of special meetings called by the Board must be given not less than ten (10) days nor more than ninety (90) days before the date of the meeting. If action is to be taken at the meeting, secret ballots must be mailed to every member not less than thirty (30) days prior to the deadline for voting.
- b. **Notice of Special Meetings Called by Petition of the Members.** Except where one or more different periods are required by superseding provisions of the Davis-Stirling Act, all the following requirements apply: Notice of special meetings called by the Members must be given by the Board within twenty (20) days after the Board's receipt of such request. If the Board fails to give notice, the persons calling the special meeting may give notice consistent with these Election Rules. The special meeting must be held not less than thirty-five (35) days nor more than ninety (90) days following the Board's receipt of the request. If action is to be taken at the meeting, secret ballots must be mailed to every member not less than thirty (30) days prior to the deadline for voting.
- c. **Notice Contents.** The notice must specify the place, date, and hour of the meeting and (i) in the case of a special meeting, the nature of the business to be transacted as specified by those persons calling the meeting (and that no other business may be transacted except as specified in the notice), or (ii) in the case of the annual

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meeting, those matters which the Board intends to present for action by the Members.

- d. **Delivery.** Notice of any membership meeting must be given as follows:
- i. **Method of Delivery.** Either personally, by electronic transmission (when consented to by the Member) or by first-class mail, charges prepaid.
- ii. **Location of Delivery.** To the Member: (a) at a primary or secondary address stated in a written notice provided by the Member to the Association pursuant to Civil Code §4041(a); or (b) if the Member fails to provide such notice, the last address provided in writing by the Member; or (c) if none of the above, the address of the Member's Separate Interest.
- iii. **Delivery Deemed Given.** Notice of a membership meeting is deemed given when delivered personally, deposited in the mail, or upon completion of electronic transmission to those Members who have consented to same.
- 2.3 **Chair of Meeting.** The President of the Board must call the membership meeting to order and must chair the meeting unless the President or a majority of the Board selects another person to chair the meeting.
- 2.4 **Quorum.** Unless otherwise provided by law or the Bylaws, the quorum requirement for membership meetings is forty percent (40%) of the voting power of the Association. The Members may be represented in person, by ballot or by proxy. When a quorum is present, the affirmative vote of a majority of the voting power represented at the meeting, entitled to vote and voting on any matter, is an act of the Members unless the vote of a greater number is required by the articles, Bylaws, CC&Rs or law. Under the Davis-Stirling Act, the quorum for an election to approve an assessment increase is more than fifty percent (50%) of the members.
- 2.5 **Lack of Quorum.** In the absence of a quorum at the beginning of a membership meeting, no business may be transacted except to adjourn the meeting to another date and time. A majority of the Members present and entitled to vote may adjourn any meeting of the Association where a quorum is not present. An adjournment for lack of a quorum must be to a date not less than two (2) days nor more than thirty (30) days from the date the original meeting was called and the quorum for any adjourned meeting or election will be reduced to twenty-five percent (25%) of the voting power of the Association. If a new record date is fixed for notice or voting after the adjournment, a notice of the adjourned meeting must be given to each Member who, on the record date for notice of the meeting, is entitled to vote at the meeting.
- 2.6 **Loss of Quorum.** The Members present at a duly called membership meeting at which a quorum is initially present may continue to transact business until adjournment, notwithstanding the loss of quorum. The business must be approved by enough Members to constitute at least a majority of a quorum had a quorum been present.

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**ARTICLE 3: DIRECTORS**

- 3.1 **Number and Term of Directors.** The Board will consist of seven (7) Directors. The term of each Director is three (3) years and until a qualified successor is elected to fill his/her seat. The terms shall be staggered pursuant to the Association's Bylaws.
- 3.2 **Candidate and Director Qualifications.** Members must meet the qualifications in the subsections hereafter to be eligible for nomination as a candidate for, or to serve as a Director on, the Board. Any dispute about whether any of these qualifications are met and, if not, whether a nominee or Director must be disqualified from running for office or serving on the Board, must be made at a properly noticed disciplinary hearing conducted at an executive session Board meeting.
- a. **Candidates Must Be Members.** The Association must disqualify the nomination of a candidate who is not a Member of the Association at the time of nomination.
- b. **Prior Ownership for Three Years.** To be eligible for nomination and/or to serve on the Board, a candidate for the Board or serving as a Director must be the record Owner of a Separate Interest for a period of at least three years, proof of which must be a recorded deed. Persons holding a fee simple interest in a Separate Interest merely as security for the performance of an obligation are not eligible to either be a candidate for or to serve on the Board.
- c. **Member in Good Standing.** To be eligible for nomination and/or to serve on the Board, the person or impersonal entity must not be delinquent by more than sixty (60) days in the payment of any regular or special Assessment (following proper notice, hearing, and a finding by the Board), except:
- i. A person may not be disqualified from nomination for nonpayment of fines, fines characterized as assessments, collection charges, late charges or costs levied by a third party.
- ii. A person may not be disqualified from nomination because the person has paid the regular or special assessment under protest.
- iii. A person may not be disqualified from nomination due to delinquent assessments if the person has entered into a payment plan with the Association pursuant to Civil Code §5665 and is fulfilling the terms of the payment plan.
- d. **Co-Owners Eligible for only One Position.** To be eligible for nomination and/or to serve on the Board, the person or impersonal entity must not have a record fee simple ownership interest in a Separate Interest which is part of the Development with another person or impersonal entity concurrently serving as a Director. Where two or more co-owners concurrently seek election to the Board, only the first nomination will be effective.

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- e. **Criminal Conviction.** A person who has disclosed, or concerning whom the Board has become aware, of a past criminal conviction that would, if the person is elected, either prevent the Association from purchasing the fidelity bond coverage required by Civil Code §5806, or any successor statute, or which conviction would cause such coverage to be terminated, is ineligible for nomination to the Board. Each nominee, at the time of nomination, shall disclose the existence of any past criminal conviction and the details thereof, with sufficient details in order to allow the Association to determine whether the criminal conviction will prevent the Association from purchasing the required fidelity bond coverage.
- f. **Internal Dispute Resolution.** Before any candidate for nomination or serving Director may be disqualified, the person or impersonal entity must be provided the opportunity to engage in internal dispute resolution as provided in the Davis-Stirling Act.

3.3 **Impersonal Entities.** If title to a Separate Interest is held by a legal entity that is not a natural person, the governing authority of that legal entity shall have the power to appoint a natural person to be a Member for the purpose of candidacy or serving on the Board. The designation by the impersonal legal entity must be in writing with documentation confirming both the designation and its authority to do so.

3.4 **Trusts.** If title is held in the name of one or more trustees, subject to a trust, a sole trustee or one of several trustees is permitted to be a candidate for a position on the Board or to serve on the Board subject to all qualifications and/or requirements of the Association's governing documents and/or the law. The designation of one of several trustees must be in writing with documentation confirming both the designation and the authority of the designator to do so.

3.5 **One Directorship Only.** No current Director may hold multiple positions on the Board. Any Director, whose term extends beyond a current election and who wishes to become a candidate for that election, must first resign his/her seat on the Board. This rule does not apply to a candidate whose term is expiring and who wishes to run for re-election.

#### ARTICLE 4: INSPECTOR(S) OF ELECTION

##### 4.1 Selection.

- a. **Process.** Prior to the date ballots are first sent out, the Board of Directors must, at an open meeting of the Board, select either one (1) or three (3) person(s) as Inspector(s) of Election.
- b. **Eligible Inspector(s).** The Board may select as Inspector(s) of Election, any person or entity or subdivision of a business entity not currently employed or under contract to the Association. Eligible Inspectors include, but are not limited to:

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challenge to the election process, the Inspector(s) of Election must make the ballots available for inspection and review by an Association Member or the Member's authorized representative, upon written request. An Association Member may authorize a representative to review the ballots on his or her behalf. Any recount must be conducted in a manner that preserves the confidentiality of the vote.

- g. **Counting Ballots.** Count and tabulate all votes. All votes must be counted and tabulated by the Inspector(s) of Election or the Inspector(s) appointee(s) in public at a properly noticed open meeting of the Board of Directors or Members. Candidates and Members may witness, but not interfere with, the counting and tabulation of the votes from at least two (2) feet away from the Inspector(s) and his/her/their appointee(s).
- h. **Appoint Assistants.** Appoint and oversee additional independent third parties to verify signatures, and to count and tabulate votes as the Inspectors of Election deem appropriate provided that such persons are independent third parties.
- i. **Results.** Determine the tabulated results of the election.
- j. **Impartiality.** Perform all duties impartially, in good faith, to the best of the ability of the Inspector(s) of Election, as expeditiously as is practical, and in a manner that protects the interests of all Members of the Association. Any report made by the Inspector(s) of Election is *prima facie* evidence of the facts stated in the report.
- k. **Miscellaneous.** Perform any acts as may be proper to conduct the election with fairness to all Members in accordance with the Civil Code, the Corporations Code, the Association's governing documents, and all applicable rules of the Association regarding the conduct of the election that are not in conflict with the Civil Code.

4.3 **Removal.** The Board has the power to remove any Inspector(s) who cease(s) to meet the required qualifications, are unable or unwilling to perform their duties, or for any other good reason, and to appoint one or more replacement Inspectors.

#### ARTICLE 5: NOMINATIONS

5.1 **Nomination Procedures and Notice.** Prior to the election of Directors, the Board must, by written notice to all Members, solicit nominees. The solicitation must include the "Candidate and Director Qualifications" described above and provide general notice of the procedure and deadline for submitting a nomination. The deadline must be at least thirty (30) days after giving notice. Delivery of the solicitation must be given by individual notice, pursuant to Civil Code §4040, if individual notice is requested by a Member before the solicitation is given. Nominees must be listed as candidates on the ballot provided (i) they meet candidate and

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- i. **Poll Workers.** A volunteer poll worker with the County Registrar of Voters;
- ii. **Accountants.** A licensee of the California Board of Accountancy, not under contract to the Association;
- iii. **Notary Public.** A notary public commissioned by the California Secretary of State;
- iv. **Association Members.** Members of the Association, but not: (i) members of the Board, (ii) candidates for the Board, (iii) persons related to a member of the Board, or (iv) persons related to a candidate for the Board;
- v. **Professional Inspectors.** Third party persons or entities who provide professional election services who contract with the Association solely to serve as an Inspector of Election.

##### 4.2 Duties.

Duties of Inspector(s) of Election include the following:

- a. **Membership.** Determine the number of memberships entitled to vote and the voting power of each.
- b. **Validity of Proxies.** Determine the authenticity, validity and effect of proxies, if any.
- c. **Closing and Reopening of Polls.** Determine when the polls close, including any desired extensions of the voting period, and determine whether to reopen the polls to allow Members to cast ballots if the polls were previously closed, all consistent with the Association's other governing documents.
- d. **Receive Ballots.** Receive all ballots. Once received by an Inspector of Election, ballots are irrevocable.
- e. **Custody.** Sealed ballots, signed voter envelopes, voter list, proxies, and candidate registration list shall at all times be in the custody of the Inspector(s) of Election or at a location designated by the Inspector(s) until after the tabulation of the vote, and until the time allowed by Civil Code §5145 for challenging the election has expired, at which time custody shall be transferred to the Association. No person, including a Member of the Association or an employee of the management company, is permitted to open or otherwise review any ballot prior to the time and place at which the ballots are counted and tabulated. The Inspector(s) of Election or the Inspector(s) appointee(s) may verify the Member's information and signature on the outer envelope prior to the meeting at which ballots are tabulated.
- f. **Challenges.** Hear and determine all challenges and questions in any way arising out of or in connection with the right to vote. If there is a recount or other

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Director qualifications and (ii) their nomination is made prior to the date and time set for the close of nominations.

5.2 **Self-Nomination.** Any qualified person may nominate himself or herself for election to the Board of Directors by submitting to the Association a written statement signed and dated by the person nominating himself or herself. The Association must set a cut-off date for the receipt of self-nomination statements, which date must be publicized in advance to the Members.

5.3 **Floor Nominations and Write-In Candidates.** Once nominations have been closed, no write-in candidates are allowed on ballots and no floor nominations of candidates can be made at the ballot-counting meeting.

5.4 **Uncontested Elections.** In any election where the number of qualified candidates nominated exceeds the number of positions to be filled, voting for Directors must be done by secret written ballot. When, at the close of nominations, the number of qualified candidates nominated does not exceed the number of vacancies, the candidates may be declared elected, without need for balloting, and will take their seats on the date set for the annual membership meeting.

#### ARTICLE 6: BALLOTS AND PROXIES

##### 6.1 Voting Rights.

- a. **Number of Votes.** Each Member is entitled to one (1) vote per Separate Interest on all matters presented to the Members for a vote.
- b. **Record Date.** For Membership elections where a secret ballot is required under the law, and any other Membership election where the Board has not set a Record Date for the election, the Record Date will be the date ballots are distributed to the Membership. Only owners on title on the Record Date are entitled to vote. Persons acquiring title after the Record Date may attend the election meeting but are not entitled to vote. For any Membership election where a secret ballot is not required under the law, the Board is permitted to set a Record Date for an election no more than sixty (60) days before the date of the election meeting.
- c. **Proof of Membership.** No person or entity may exercise the rights of membership without an ownership interest in a Separate Interest subject to the Association's CC&Rs. If the Board requests proof of ownership, the required proof is a recorded deed showing the required ownership or, if the property was transferred within the past thirty (30) days and a copy of the newly-recorded deed is not yet available, a completed escrow closing statement is sufficient.
- d. **Cumulative Voting.** Cumulative voting is permitted if any Member has given notice at the meeting prior to the voting of the Member's intention to cumulate votes. Every Member entitled to vote at any election for Directors of the

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Association is permitted to cumulate his votes and give one (1) candidate the total number of votes to which the Member is entitled to cast or may distribute the Member's votes among the candidates as desired.

- e. *Co-Owners.* Where there is more than one owner of a Separate Interest subject to the Association's CC&Rs, all such co-owners are Members and may attend any meeting of the Association, but only one co-owner is entitled to exercise the vote to which the Separate Interest is entitled. Fractional votes are not permitted. In the event more than one ballot is cast for a particular Separate Interest, only the first ballot received will be opened and counted.
- f. *Presumption of Consent.* Unless the Inspector(s) of Election receive a written objection prior to the close of balloting from a co-owner, it is conclusively presumed that a voting owner acted with the consent of his or her co-owners.
- g. *Voting for Properly Nominated Candidates.* Members must vote only for those candidate(s) who have been properly nominated prior to the close of nominations.

#### 6.2 Proxies.

- a. Generally. The Association may use and accept proxies as permitted by law and the Association's governing documents, provided that the Association is not required to prepare or distribute proxies. Proxies are not permitted to be construed or used in lieu of a ballot for any purpose.
- b. *Proxy Form.* Any instruction given in a proxy issued for an election that directs the manner by which the proxyholder is to cast the vote must be set forth on a separate page of the proxy that can be detached and given to the proxyholder to retain. Proxies must meet all requirements of Chapter 4 of Article 2 of the Davis-Stirling Act, other laws, and the Association's governing documents.
- c. *Vote by Proxyholder.* The proxyholder must cast the Member's vote by secret ballot unless the proxy is revoked by the Member prior to the receipt of the ballot by any Inspector of Election as described in Corp. Code §7613.
- d. *Who May Be Proxyholder?* As provided for in Civil Code §5130(a)(1), proxyholders must be Members.

6.3 *Pre-Ballot Notice.* At least thirty (30) days before the ballots are distributed, the Association must provide general notice (or individual notice to a Member who requested it) which includes:

- a. The date, time and physical address to mail or hand deliver ballots to the Inspector(s);
- b. The date, time and location of the ballot counting meeting; and

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- c. A list of candidates to appear on the ballots.

6.4 *Candidate List and Voter List.* The Association must retain, as Association election materials, both a candidate registration list and a voter list. The voter list must include name, voting power, and either the physical address of the voter's Separate Interest, the parcel number, or both. The mailing address for the ballot shall be listed on the voter list if it differs from the physical address of the voter's Separate Interest or if only the parcel number is used.

6.5 *Verification of Lists.* The Association must permit Members to verify the accuracy of their individual information on the candidate registration list and the voter list at least 30 days before the ballots are distributed. The Association or Member must report any errors or omissions to either list to the Inspector(s) of Election who must make the corrections within two business days. Reports of any errors or omissions should be made early enough to allow for corrections to be made before the ballots are distributed.

6.6 *Secret Ballots.* All ballots mailed or otherwise delivered to the membership must include a double-envelope system and voting instructions for returning the ballots as provided for in the Davis-Stirling Act, and must be mailed by first-class mail or delivered to every Member entitled to vote at least thirty (30) days before the initial voting deadline. Ballots seeking approval to amend or restate governing documents must be delivered to the Members with the text of the proposed amendment.

- a. *Signature.* Ballots do not require a signature. Ballots signed by Members remain valid.
- b. *Inner Envelope.* The Association will provide two envelopes. To preserve secrecy, the ballot is to be placed within an inner envelope with no identifying information. However, information written on the inner envelope by a Member will not invalidate the ballot. The inner envelope containing the ballot is to be placed into a second outer envelope containing identifying information.
- c. *Outer Envelope.* In the upper left-hand corner of the outer envelope, the voting Member must sign his/her name and indicate (print, type, etc.) his/her name and the address entitling the voter to vote. The outer envelope must be addressed to the Inspector(s) of Election.
- d. *Delivery.* The outer envelope may be mailed to the address on the envelope or delivered to a location specified by the Inspector(s) of Election. The Member may request a receipt for delivery.

6.7 *Election Rules.* At least thirty (30) days before the voting deadline, the Inspector(s) of Election must deliver, or cause to be delivered, the election operating rules to all Members. Such rules may be delivered (1) by individual delivery (Civil Code §4040) or (2) by posting the rules on an internet website and including the website address (URL) on the ballot with the phrase, in at least 12-point font: "The rules governing this election may be found here:"

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6.8 *Power of Attorney.* The Association cannot deny a ballot to a person with general power of attorney for a Member. The ballot of a person with a general power of attorney must be counted if timely returned.

6.9 *Quorum by Ballot.* Each ballot received by the Inspector(s) of Election within a properly completed outer envelope from a Member is deemed as a Member present at a meeting for purposes of establishing a quorum.

### ARTICLE 7: CAMPAIGNING

#### 7.1 Access to Media.

##### a. Use of Association Resources.

- i. *Association Media.* Neither candidates nor Members may use the Association's newsletter, website, or any other Association media for campaign purposes.
  - ii. *Membership List.* Candidates and Members have the right to request a copy of the Association's membership list for the purposes of distributing, at their own expense, materials which advocate a point of view reasonably related to an election, or as otherwise permitted by Civil Code §4515. Candidates and Members also have the right to contact Members who have opted out of the membership list through the alternate means of communication permitted under California Civil Code §5220 for the purposes of distributing, at their own expense, materials which advocate a point of view reasonably related to the election or as otherwise permitted by Civil Code §4515.
- b. *Exception.* If any candidate or Member is provided access to Association newsletters, website, or other Association media during an election, or given permission to post campaign material in the common area for purposes that are reasonably related to that election, equal access must be provided to all candidates and Members. The access is limited to information relating to that election and cannot exclude those candidates and Members not endorsed by the Board. The Association is not permitted to edit or redact any content from these communications but is permitted to include a statement that the candidate or Member, and not the Association, is responsible for that content. The Association and its Directors, officers, and agents are immune from liability for the content of those communications to the fullest extent provided by law.

#### 7.2 Use of Common Area During Election Campaign.

- a. *Purpose.* Regarding any Association election, each candidate, Member, or resident is permitted to use, if available, the Association's common area at no cost

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for a purpose relating to Association elections as described in Civil Code §4515, including to advocate a point of view reasonably related to the election.

- b. *Reservation.* Each candidate, Member, or resident, who wants to use the common area pursuant to Civil Code §§4515 or 5105 must make a reservation in advance of the date and time requested. Such requests to use the common area are granted on a first-come, first-served basis, provided that the area is not already reserved. In order to assure fairness, each candidate may not reserve or use the common area for more than two (2) hours on any particular date. In addition, each candidate or Member is permitted to make only one (1) reservation per day to use the common area.

7.3 *No Use of Association Funds for Campaign Purposes.* Association funds may not be used for campaign purposes in connection with any Board election and may not be used for campaign purposes in connection with any other Association election except to the extent necessary to comply with duties of the Association imposed by law. The Association is not permitted to include the photograph or prominently feature the name of any candidate on a communication from the Association or its Board. Directors, in their capacities as Members, are permitted to advocate for the election or defeat of any issue or candidate on the ballot at their own expense and are not permitted to use Association funds for that purpose in any capacity.

#### 7.4 Improper Electioneering.

- a. *Prohibited Activities.* In addition to any of the prohibitions under this article, candidates, Members, and residents, including their tenants, families, employees, agents, visitors, licensees, or servants are prohibited from engaging in any of the following activities:
  - i. Causing any printed campaign or other election related materials to be placed upon or affixed to (1) residents' vehicles, (2) common area walls, doors, or windows, (3) mail boxes or mail box structures, or (4) any portion of the common area not expressly permitted in these rules without prior authorization from the Board or management;
  - ii. Attempt to solicit either a vote or proxy from another Member, or their power of attorney, through deceit, harassment, intimidation, improper influence, undue coercion, or force;
  - iii. Attempt to prevent a Member from casting a vote or delegating their right to vote via proxy through deceit, harassment, intimidation, improper influence, undue coercion, or force;
  - iv. Interfere with the counting or tallying of votes;
  - v. Solicit the vote of a Member while in that Member's immediate presence or residence and during the time he or she knows the Member is voting;

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- vi. Induce other Members to divert ballots away from the Inspector(s) of Elections; or
  - vii. Interfere with any candidate's ability to distribute authorized campaign materials.
- b. *Report Violations.* Members are encouraged to report any electioneering violations they witness to the Board or management.
- c. *Fines.* The Board is permitted to levy a fine of up to \$100 for each violation of this section.

#### ARTICLE 8: CANVASSING AND PETITIONING

8.1 *Generally.* Canvassing and petitioning the Members, the Board, and residents for purposes permitted in Civil Code §4515, by telephone and/or personal visits to private residences in the development, is limited to the hours of 9:00 a.m. until 9:00 p.m. However, any Member or resident who declines to be contacted on any issue, including for a purpose specified in Civil Code §4515, must not be contacted by telephone or personal visits thereafter.

8.2 *Impermissible Conduct.* Nothing in this section permits a Member or resident to contact another Member or resident in a manner that constitutes (1) a breach of the Member's or resident's quiet enjoyment or (2) a nuisance.

#### ARTICLE 9: DISTRIBUTING INFORMATION

9.1 *Generally.* Reasonably distributing and circulating information for any purposes described by Civil Code §4515, is permitted and restricted as follows:

9.2 Members or residents may distribute or circulate printed information for purposes specified in Civil Code §4515 to other Members or residents by (1) mail, (2) placing printed materials under front doors, front door mats, and/or behind screen doors, and/or (3) handing out printed material in the common area to Members and residents willing to accept such materials. The handing out of materials in the common area is limited to the hours of 9:00 a.m. until 9:00 p.m.

- a. Members and residents may not cause any printed materials, including those for any purposes specified in Civil Code §4515, to be placed upon or affixed to (1) residents' vehicles, (2) common area walls, doors, or windows, (3) mail boxes or mail box structures, or (4) any portion of the common area not expressly permitted in these rules without prior authorization from the Board or management.
- b. Members and residents distributing and circulating printed materials permitted in these rules, such as those left at front doors or in other permissible locations in the

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development, are responsible to collect and discard any such materials that remain uncollected after twenty-four (24) hours from distribution or circulation.

#### ARTICLE 10: PETITIONS

10.1 *Purpose.* The purpose of the petition for a membership meeting must be set forth in the petition so Members know what they are signing. Meetings may only be called for a proper purpose.

10.2 *Signatures.* Only Members may sign petitions. Signatures by persons not on title are invalid. The Association may validate signatures by comparing them against signatures on file with the Association or by contacting signers to verify their signatures. Any person on title to a property can sign on behalf of the property but it counts only once. For example, if there are ten owners on title for one unit, all of whom sign a petition, it counts as one signature not ten.

10.3 *Invalidity of Signatures.* A petition can be rendered invalid if a sufficient number of signatures are found invalid or rescinded for good cause (such as fraud, mistake, undue influence or other valid grounds for rescission), such that the number of remaining signatures falls below five percent (5%) of total voting power of the membership.

10.4 *Setting the Date.* The date of the special meeting for a recall must be set in the manner provided for in these Election Rules above and the law.

10.5 *Recall Petitions.* Recalls are not permitted to be started against the Board as a whole or any individual Director if: (a) the Board or Director has held office during the current term for less than ninety (90) days; (b) a recall election has been determined in the Board's or Director's favor within the last six (6) months; (c) for the recall of a Board, when an annual meeting will be held within six (6) months or less or (d) for the recall of individual Directors, when their term will end within six (6) months or less. Additionally, if a recall of the entire Board fails, a six (6)-month waiting period must be observed before recall petitions may be filed against individual Directors who served on that Board.

#### ARTICLE 11: POST-ELECTION RESULTS

11.1 *Breaking a Tie.* In the event of a tie leaving the outcome of the election unresolved, the following will apply:

- a. The Inspector(s) of Election, and any designees, will immediately conduct a recount of the ballots. If there is a charge, the Association will bear the expense. Members may observe the recount under the same conditions as the original ballot counting.
- b. Following the immediate recount, if the tie remains, all other newly elected Directors will immediately begin serving their terms. An incumbent Director whose seat was tied will continue in office until a runoff election determines the winner for his/her seat. Only candidates who tied for the seat will be in the runoff.

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- c. In lieu of a runoff and if the tied candidates agree, the winner may be decided by a coin toss or the drawing of names by the Inspector(s) of Election.

11.2 *Results of an Election.* The tabulated results of the election must be announced immediately after all the ballots have been counted. The tabulated results of the election must be promptly reported to the Board of Directors and must be recorded in the minutes of the next Board meeting. Within fifteen (15) days of the election, the Board must publicize the tabulated results of the election in a communication directed to all Members.

11.3 *Status of the Election Materials after the Election.* The sealed ballots, signed voter envelopes, voter list, proxies, and candidate registration list shall at all times be in the custody of the Inspector(s) of Election or at a location designated by the Inspector(s) until after the tabulation of the vote, and until the time allowed by Civil Code §5145 for challenging the election has expired, at which time custody shall be transferred to the Association. If there is a recount or other challenge to the election process, the Inspector(s) of Election shall, upon written request, make the ballots available for inspection and review by an Association Member or the Member's authorized representative. Any recount shall be conducted in a manner that preserves the confidentiality of the vote.

11.4 *Election Recount.* Election recounts, other than the automatic recount following a tie leaving the outcome of an election unresolved, will be conducted as follows:

- a. Any Member of the Association may demand a recount of the ballots provided (i) demand is made in writing to the Inspector(s) of Election within five (5) days after the election results have been announced, and (ii) the Member pays in advance for the estimated cost of the recount, which estimate will be provided by the Inspector(s) of Election. Monies advanced by the Member must be refunded if the outcome of the election is changed by the recount.
- b. The recount must be commenced within seven (7) days of the request for the recount and must be done by or under the supervision of the Inspector(s) of Election. If any Inspector of Election declines to perform the recount, the Board may appoint a replacement Inspector of Election, using the criteria specified in these rules and the replacement Inspector will assume custody of the ballots.
- c. Any recount may be observed by Members of the Association. No election materials may be touched or handled by any person without the express consent of the Inspector(s) of Election and under the supervision of the Inspector(s). The results of the recount must be reported to the Board of Directors and must be recorded in the minutes of the next Board meeting and reported to the membership.

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## VII. NEW BUSINESS - (Continued from page 1)

### 1.Exercise Equipment:

- a) Discussion regarding the need and purpose of additional equipment. Johnathon Oden did research of available equipment of the types requested. All information was provided to the board for their consideration. The REP FT-5000 Functional Trainer had the best reviews and rating and appeared to be the best option. Motion to purchase the REP FT-5000 Functional Trainer made by Dennis Dias, 2nd by Doug McLain. Motion passed by unanimous vote.
- b) The second piece of equipment considered was a Recumbent Bike. Schwinn Recumbent Bike had the best reviews and the best price. Motion to purchase the Schwinn Recumbent Bike at the price of \$599.00 made by Jesse Forgues, 2nd by Dennis Dias. Motion passed by unanimous vote.

- 2. Extra expenses incurred by Assoc. on liens for delinquent accounts: Motion that upon confirmation that Assoc. can charge owners these fees, the following fees shall be charged to owners, \$87.00 State fee and \$15.00 Notary fee; made by Phyllis Cotta, 2nd by Becky Temple Motion passed by unanimous vote.

## VIII. OPEN FORUM - AUDIENCE COMMENTS

- 1. Condition of the roads was discussed. It is the understanding that roads are to be maintained by the County. It was recommended that groups be formed to bring the problem to the proper County and possibly attend County Board Meetings.
- 2. Discussion in reference to helping community members that are in financial trouble. It was explained that we have tried in the past and we receive no community help.
- 3. Problem of overgrown grass, fire department needs to be contacted.

## IX. NEXT MEETING DATE - ADJOURNMENT

The next scheduled monthly Board meeting is April 8, 2020 at 6:00 p.m. at the Hacienda Motion made to adjourn the meeting at 7:03 p.m. by Becky Temple, 2nd by Dennis Dias. Motion passed by unanimous vote.

Respectfully submitted by Phyllis Cotta, on behalf of Dennis Dias, Secretary  
The foregoing minutes were approved by the Board of Directors on \_\_\_\_\_.







# Discoverer

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</i>	<i>Non-Member</i>	Office 1	9x12	Leased	\$162
Pavilion (43' x 80')	\$250*	\$800	Office 2	11x12	Leased	\$198
Lounge (47' x 21', 32' x 19')	\$ 25*	\$300	Office 3	8x17	Leased	\$204
Kitchen	\$50*	\$100	Office 4	8.25x12.5	Leased	\$155
<b>Office Services</b>						
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)						
<b>Apartment "A" (Upstairs, sleeps 8 people)</b>						
	<i>Member</i>	<i>Non-Member</i>	<i>Season</i>			
Daily Rate	\$175	\$250	April - Sep			
Weekly Rate	\$1,050	\$1,500				
Daily Rate	\$125	\$200	Oct.-Mar			
Weekly Rate	\$700	\$1,200				
Deposit	\$175	\$250				
<b>Apartment "B" (Downstairs, sleeps 6 people)</b>						
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. - Fri. 9am - 4:30pm, Sat. 9am - 1pm  
(Phones are silent Noon - 2pm)  
Ph: 209 852-2312 • Fax: 209 852-2771  
Email: info@ldpoa.com • Web: www.ldpoa.com

**2020 Annual Dues are \$100 and are 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 2020 will be 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. **NO meeting in June, possible meeting in July**
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC meeting will be on Tuesday, June 9th.** Please send submissions to the LDPOA office by **Friday, June 5th** 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

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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.