

**LAKE DON PEDRO OWNERS' ASSOCIATION**  
**Board of Directors**  
**Minutes of General Meeting**  
**Audio Phone Conference**  
**Monday April 20, 2020**  
*(rescheduled from April 15, 2020 tech issues)*

**EXECUTIVE SESSION - 5:00 P.M. April 15, 2020**

**I. CALL TO ORDER**

President Johnathon Oden called the meeting to order at 6:01 p.m., after a verbal roll call of officers.

Board Members Present: Vice President, Doug McLain, Secretary, Dennis Dias, Directors Becky Temple, Mike Rash, Absent: Treasurer, Phyllis Cotta, Director Jesse Forgues

**II. EXECUTIVE SESSION REPORT**

Executive Meeting of 4/15/20 Personnel Issues were discussed.

**\*ALL VOTES WERE TAKEN VERBALLY FROM EACH INDIVIDUAL BOARD MEMBER**

**III. APPROVAL OF MINUTES**

Motion to approve the 2/12/20 General Meeting Minutes made by Mike Rash, 2nd by Dennis Dias. Motion passed unanimous votes

**IV. TREASURER'S REPORT**

Johnathon Oden reported the Operating Account Bank Balance for February 2020 was \$220,998.78 and the Reserve Savings Account Balance was \$588,127.25  
March Operating Account balance \$201,193.03 Reserve Savings Account Balance was \$591,553.88

Motion to approve the Treasurer's Report made by Dennis Dias, 2nd by Becky Temple. Motion passed by unanimous vote.

**President Johnathon Oden asked if any audience members have joined the call.**

**V. COMMITTEE REPORTS**

1. FACILITIES - Johnathan Oden: Apartment A is complete with the new furniture, flooring other upgrades, Apartment B is still in progress.
2. ACC - Dennis Dias: Matters are being completed via telephone with office staff. 2 solar, 1 carport, 1 fence approved. Letters of compliance were sent to 3 owners.
3. PARKS - Johnathan Oden: Parks have not been worked on as of yet, but will be cleaning.
4. PUBLIC RELATIONS/ENTERTAINMENT – All events that were to be held in April have been cancelled due to the COVID-19

## **VI. UNFINISHED BUSINESS**

**TABLED/POSTPONED** -Livestock Resolution until Board can meet in person.

## **VII. NEW BUSINESS**

### 1. Lien Fees:

Changing the charge to accounts with approved liens to fee of \$115 to cover Association expenses, including county fees. Motion made by Becky Temple, 2<sup>nd</sup> by Doug McLain. Approved by unanimous vote.

### 2. 2020 Annual Assessment, Budget & Reserve Study

a. 2020 Annual Assessment to remain \$100. Motion Mike Rash, 2<sup>nd</sup> Dennis Dias. Approved unanimous vote

b. 2020/21 Budget as submitted. Motion Doug McLain, 2<sup>nd</sup> Mike Rash. Approved unanimous vote.

c. 2020 Reserve Study. Motion Becky Temple, 2<sup>nd</sup> Doug McLain. Approved unanimous vote.

d. Approve 2020-21 Annual Reserve Contribution of \$45,000. Motion Dennis Dias, 2<sup>nd</sup> Mike Rash. Approved unanimous vote.

3. Requested authorization to include two notices with annual dues statement. Annual Candidate Application notice for board election, email list opt-out notice and reply form. Motion Dennis Dias, 2<sup>nd</sup> Mike Rash. Approved unanimous vote.

4. Request for renting large construction dumpster to dispose of construction debris and clean up junk. Approved budget of \$1300 for dumpster. Motion Becky Temple, 2<sup>nd</sup> Dennis Dias. Approved unanimous vote.

5. Approve to publish to members the new revised Association Election Rules to comply with the new state laws. Motion Dennis Dias, 2<sup>nd</sup> Doug McLain Approved unanimous vote.

## **X. OPEN FORUM - AUDIENCE COMMENTS**

**President Johnathon Oden asked if any members were in attendance and if so, were there any comments or questions.**

No Comments, No members in attendance.

## **XI. NEXT MEETING DATE - ADJOURNMENT**

The next possible monthly Board meeting is Wednesday, May 13, 2020 location to be determined.

Motion made to adjourn the meeting at 6:20 p.m. by Mike Rash, 2<sup>nd</sup> by Doug McLain.

Motion passed by unanimous vote.

Respectfully submitted by Chris Cox, on behalf of Dennis Dias, Secretary

The foregoing minutes were approved by the Board of Directors on Aug.19, 2020.