



Discoverer

September 2020

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

FREE

THE 2020 HOLIDAY CRAFT FAIR IN NOVEMBER HAS BEEN CANCELED. IF VENDORS OR OTHERS HAVE QUESTIONS PLEASE CONTACT MARIA NAVARRO AT E-MAIL: MADJNAV@YAHOO.COM OR CALL 209-874-2870

THE POOL WILL BE CLOSED FOR THE SEASON AS OF SUNDAY AUGUST 30TH

ELECTION NOTICE

AS PUBLISHED IN THE CANDIDATE SOLICITATION NOTICE ON MAY 29, 2020, TWO DIRECTORS' TERMS EXPIRE IN OCTOBER. THE CANDIDATE APPLICATION PERIOD ENDED AT 5 PM ON JULY 15, 2020 WITH ONE QUALIFIED CANDIDATE HAVING APPLIED. AS ONLY ONE CANDIDATE APPLIED WITH TWO OPEN SEATS, THE BOARD WILL DISPENSE WITH THE FORMALITY OF (AND WILL THEREFORE SAVE THE SIGNIFICANT COSTS INVOLVED IN) SENDING OUT THE BALLOTS, THE CANDIDATE WILL JOIN THE BOARD AS "ELECTED BY ACCLIMATION" AND THE BOARD WILL APPOINT A DIRECTOR TO FILL THE LAST OPEN SEAT AS ALLOWED UNDER THE ASSOCIATIONS BYLAWS AND STATE CODES.

AN ITEM TO LIFT YOUR SPIRIT (with all the turmoil going on this year)

This year we have been inspired by the generosity demonstrated by several of our owners who have chosen to offer extra funds over their own dues with the request that they be used to help other owners who are struggling.

They wish to remain anonymous but just asked that the helping hand be passed on to others where a need is seen.

We thank them for their example of selfless kindness and have been truly inspired by their efforts to put a little extra good into the world at a time of stress and contention.

LDPOA Calendar of Events

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

* Line Dancing Class -
Tuesday 9:30 am - 11:30 am
(with COVID precautions)

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

The State "No Gatherings" order is still in effect so all planned/scheduled events are cancelled until it is rescinded. We do not have any information as to when that may be.

*Lake Don Pedro Owners' Association:
Until and unless we receive some indication of a loosening in the Covid gathering restrictions from the County Health Office our Office will not be taking any event reservations through December 2020.*

September

- 5 Saturday • HOLIDAY - OFFICE CLOSED
- 7 Monday • LABOR DAY
- 8 Tuesday • ACC COMMITTEE MEETS
- 9 Wednesday • POSSIBLE BOARD MEETING
- 12 Saturday • Possible Pavilion Reservation

October

- 10 Saturday • ANNUAL MEMBERS MEETING & BOARD ELECTION MEETING
- 13 Tuesday • ACC COMMITTEE MEETS
- 14 Wednesday • POSSIBLE BOARD MEETING
- 23 Friday • Apts A & B Reserved - 10/23 - 10/24
- 24 Saturday • Possible Pavilion, Lounge & Kitchen Reservation

LAKE DON PEDRO OWNERS' ASSOCIATION
Board of Directors
Minutes of General Meeting (FINAL)
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, 2nd by Doug McLain. Approved by unanimous vote.

2. 2020 Annual Assessment, Budget & Reserve Study

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

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

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

d. Approve 2020-21 Annual Reserve Contribution of \$45,000. Motion Dennis Dias, 2nd 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, 2nd 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, 2nd 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, 2nd Doug McLain Approved unanimous vote.

VIII. 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.

IX. 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, 2nd 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_____.

NOTICE:

**JUNE 2020 (END OF THE YEAR) FINANCIALS WERE NOT
BACK FROM THE ACCOUNTANT IN TIME FOR THE
BOARD MEETING.**



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 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

2020 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 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 2nd Wednesday of the month at 6:00 pm. **The next meeting will be on Wednesday, September 9th.**
- **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.**
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC meeting will be on Tuesday, September 8th.** Please send submissions to the LDPOA office by **Friday, September 4th** to assure being included on the ACC agenda.



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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.