



Discoverer

September 2021

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

FREE

LAKE DON PEDRO OWNERS ASSOCIATION DIRECTORS MEETING with EL PRADO PARK COMMITTEE

LA GRANGE, CA 95329
WEDNESDAY, JUNE 16, 2021
at EL PRADO PARK off HWY 132

MEETING AGENDA & MINUTES

At the June 9th General Board Meeting the members of the Board desired further insight on the improvements being requested by the El Prado Park Committee so the Board discussed some of the Directors attending the upcoming June 16th meeting of the El Prado Park Restoration Committee at the park.

At the time the Directors did not confirm with each other as to exactly who would be attending, and this inadvertently resulted in a quorum of directors at the El Prado Committee Meeting. The LDPOA Directors attending: President, Phyllis Cotta, Vice President Doug McLain, Secretary Dennis Dias and Directors Mike Rash and Larry King.

The gathering consisted of walking the park and discussions concerning items in need of repair, upgrade, or replacement, including the road entering the park, the ongoing problem with vandalism, possible new playground equipment, and options of where various improvements could or could not be placed. Basically, a general discussion as to the goals of the committee.

No motions were made, no votes were taken. Attendance by the Board was an effort on the part of the Board of Directors to let the community and the committee know that this board wishes to encourage any effort on the part of the members which will result in the improvement of the association facilities.

Respectfully Submitted by Phyllis Cotta

NOTICE OF PENDING CHANGES TO THE ASSOCIATION'S DELINQUENT ACCOUNT COLLECTIONS PROCESS AND COSTS.

As of January 1, 2022, all Assessment Collection firms must be licensed by the state of California (Senate Bill 908). Lake Don Pedro Owners Association has recently been performing collections activities in-house at a great savings to the association and to the delinquent owners. We are currently waiting for more guidance from the state to determine how to move forward under this new law. Based on what we know at this time, we expect collections costs to go up significantly and we may be required to use a collection agency for all collections activities. The increased collections cost will be passed on to the delinquent account owners.

We will provide an update on this as soon as we can. We will be working on the changes in the fall in order to meet the start date of January 1, 2022. In order to save yourself and the association money, please pay your 2021 dues in full by August 1. If you owe delinquent funds, please pay them in full or call our office to request a monthly payment plan. We are very willing to work with you on setting up a payment plan.

ELECTION NOTICE

As published in the Candidate Solicitation Notice on June 1, 2021, three Directors' terms expire in October. The candidate application period ended at 5 pm on July 16, 2021 with two qualified candidates having applied. As only two candidates applied with three open seats, the Board will dispense with the formality of sending out the ballots (saving quite significant costs), and the candidates will join the Board as "elected by acclamation", the Board will then appoint a Director to fill the last open seat as allowed under the Associations bylaws and state codes.

LAKE DON PEDRO SUBDIVISION PROPERTIES IN MARIPOSA COUNTY UP FOR TAX SALE ON THURSDAY, SEPTEMBER 9, 2021

The Lake Don Pedro Owners Association has become aware of some properties in the subdivision that are scheduled to be up for auction by Mariposa county this year due to unpaid property taxes. We wish to make our owners aware of these proposed sales in case there is any interest in bidding for them.

MARIPOSA COUNTY TAX SALE: THURSDAY, SEPTEMBER 9, 2021 – 10:00 AM
(REGISTRATION BEGINS AT 9:00 AM).

That said - Caveat Emptor - Buyer Beware. All sales are final. It is the responsibility of the bidder to know what is being purchased before a bid is placed. You should consider personally inspecting the property and search the title to prevent unwelcome surprises.

For more information about the sale and a copy of the sale packet with rules go to the Mariposa County website www.mariposacounty.org click "Departments" then "Treasurer / Tax Collector" and then "Tax Sale Info" on the left hand menu. Or go directly to: <http://www.mariposacounty.org/index.aspx?NID=317>

LDPOA LOT # M1361 – corner Villarreal & Ranchito Dr, La Grange; 1.2 acres, unimproved lot, APN 021-200-003-0, Tax ID #157012, Minimum Bid \$3,280.90

LDPOA LOT # M1430 – 9682 Alamo Dr, La Grange; 1.2 acres, unimproved lot, APN 021-190-021-0, Tax ID #156966, Minimum Bid \$4,344.75

LDPOA LOT # M1701 – 9687 Fachada Way, La Grange; 1 acre, unimproved lot, APN 021-230-0050, Tax ID #157184, Minimum Bid \$41,070.12

LDPOA LOT # M1743 – 9657 Fachada Way, La Grange; 0.3 acres, improved lot, APN 021-240-021-0, Tax ID #157248, Minimum Bid \$13,159.98

LAKE DON PEDRO OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MINUTES OF GENERAL MEETING
WEDNESDAY, JUNE 9, 2021

EXECUTIVE SESSION – 5:00 PM

I. CALL TO ORDER – PLEDGE OF ALLEGIANCE

President Phyllis Cotta called the meeting to order at 6:05 pm. Board Members present: Treasurer-Jesse Forgues, Secretary, Dennis Dias, Directors, Mike Rash & Becky Temple Absent: VP Doug McLain & Director Larry King

II. EXECUTIVE SESSION REPORT

Executive Session 6/9/21 – Office Procedures, Employee Matters & Purchasing

III. APPROVAL OF MINUTES

Approval of minutes for the 5/12/2021 board meeting. Motion to approve minutes by Mike Rash 2nd by Jesse Forgues – Becky Temple-Abstained - Passed

IV. TREASURER'S REPORT

May 2021 Financial report was unavailable.

V. COMMITTEE REPORTS

1. FACILITIES –The Hacienda rental halls, gym and swimming pool will be open with previous COVID 19 restrictions lifted on 6/15/21.

2. ACC – Dennis Dias reported June: 5 permits, 9 letters, 3, 2 continuing with fines and 4 registered letters for fines.

3. PARKS – Property Owners in audience presented a very detailed proposal of changes and purchases to El Prado Park. The discussion was studied very closely by the board with the members in attendance. Board members were highly impressed with the information given to them.

VI. UNFINISHED BUSINESS-

The El Prado Park discussion carried on from the parks reports.

VII. NEW BUSINESS

1. June 15, 2021 opening options were discussed with pool and gym hours. Also, event halls rentals. Any COVID-19 restrictions that are mandated will be posted.

VIII. OPEN FORUM

No Discussion

IX. NEXT MEETING DATE / ADJOURNED – meeting adjOURNED AT 6:55 PM

° No Board Meeting scheduled for July – Summer Hiatus

° Next scheduled Board Meeting- Wed. August 11, 2021 at 6:00 PM

Respectfully submitted

Chris Cox

Chris Cox, on behalf of Dennis Dias, Secretary

The foregoing minutes were approved by the Board of Directors on
7/7/21

LDPOA Calendar of Events

For up to date info check our FaceBook page at: facebook.com/ldpoa
For the Hacienda Calendar go to our website at: www.ldpoa.com
Office Schedule:
Monday, Tuesday, Wednesday, Friday & Saturday from 9 am – 4:30 pm.
Closed on Thursdays & Sundays.

September

LINE DANCING EXERCISE CLASS IS ONGOING

4
Saturday
• Apt. B Reserved
8/4 - 8/5

7
Tuesday
• ACC COMMITTEE MEETS

8
Wednesday
• BOARD MEETING SCHEDULED

12
Sunday
• Lounge Reserved

24
Friday
• Apts A & B Reserved
9/24 - 9/25

25
Saturday
• Pavilion & Kitchen & Lounge Reserved

October

2
Saturday
• Pavilion & Kitchen & Lounge Reserved
• Apts A & B Reserved
10/2 - 10/3

5
Tuesday
• ACC COMMITTEE MEETS

6
Wednesday
• Apts B Reserved
10/6 - 10/9

9
Saturday
• ANNUAL LDPOA MEMBERS' MEETING & ELECTION

16
Saturday
• Apt A Reserved 10/21-10/22
• Lounge & Kitchen Reserved

23
Saturday
• Apt Reserved 10/23-10/24
• Pavilion, Lounge & Kitchen Reserved

31
Saturday
• Lounge & Kitchen Reserved

THINGS HAVE LOOSENED UP FOR EVENTS & GATHERINGS. HOWEVER, UNVACCINATED PERSONS ARE STILL REQUIRED TO WEAR MASKS INDOORS AT PUBLIC OR COMMERCIAL ESTABLISHMENTS. SO, ANYONE WHO ENTERS OR USES THE HACIENDA FACILITIES WITHOUT A MASK IS ATTESTING THAT THEY ARE FULLY VACCINATED. WE CAN NOW RENT THE APARTMENTS AGAIN.

THE JUNE (END OF YEAR) ANNUAL FINANCIAL REVIEW WAS NOT BACK FROM

THE CPA IN TIME FOR THE AUGUST BOARD MEETING.

IT WILL BE PUBLISHED IN THE OCTOBER DISCOVERER.



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 Available \$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			




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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

Phyllis Cotta Assoc. President
Douglas McLain Vice President
Dennis Dias Board Secretary
Jesse Forgues Treasurer
Becky Temple Director
Mike Rash Director
Larry King Director

Correspondence to the Board or Association should be sent to:

info@ldpoa.com

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

Administration office hours are:

Mon, Tues, Wed, Fri - 9 am to 4:30 pm.

(Answering machine on Noon - 2pm)

Sat - 9am - 1pm

Closed Sunday and Thursday

Office Hours: Mon, Tues, Wed, Fri. - 9am - 4:30pm
Sat - 9am - 1pm; CLOSED Thursday & Sunday

(Phones are silent Noon - 2pm)

Ph: 209 852-2312 • Fax: 209 852-2771

Email: info@ldpoa.com • Web: www.ldpoa.com

2021 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 2021 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. **The next meeting is scheduled for Wednesday, September 8th at 6pm.**
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC meeting will be on Tuesday, September 7th.** Please send submissions to the LDPOA office by **Friday, September 3rd** 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.**

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.