



# Discoverer

December 2021

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

FREE

## Lake Don Pedro Owners Association Report of Inspector of Election 2021 Election of Directors

1. Three director's terms expire as of October 30, 2021.
2. The Candidate Solicitation Notice was published on June 1, 2021. The candidate solicitation / declaration period being from June 1, 2021 to 5 p.m. on July 16, 2021.
3. As of 5 p.m. on July 16, 2021 two (2) candidates Mr. Richard Perry and Mrs. Phyllis Cotta had applied and met the legal requirements for candidacy.
4. As there are three seats open and two candidates it was deemed an unnecessary expense to ballot the membership.
5. Therefore, the results of the 2021 Board of Director's Election are as follows:  
  
Mr. Richard Perry and Mrs. Phyllis Cotta are hereby elected Board of Directors, with one seat still open, for the three-year term starting October 30, 2021 and ending on Saturday, October 11, 2024.
6. The Inspector of Election performed her duties impartially, in good faith, to the best of her ability, and as expeditiously as was practical.

By my signature below, I verify that I served as the Inspector of Election in this election and that this report constitutes the Report of Inspector of Election.

Dated: October 30, 2021

*Heidi Russell*  
(alternate Inspector of Election)

### NOTICE: BOARD APPOINTS DIRECTOR TO FILL REMAINING VACANCY

At the October 30, 2021 Annual Member's Meeting and Board Meeting and in accordance with the Association Bylaws, Election Rules and the California Davis-Stirling Act, a Director will be appointed to fill the remaining open seat on the Board of Directors. Fortunately, Mr. Dennis Dias has offered to continue to serve on the Board for another term and will be so appointed to fill the vacant seat on the LDPOA Board for the Oct. 2021 – Oct. 2024 term.

### NOTICE OF LDPOA BOARD OFFICERS

THE BOARD OFFICERS SELECTED FOR THE 2021/22 TERM ARE:

PRESIDENT: PHYLLIS COTTA  
VICE PRESIDENT: DOUG McLAIN  
BOARD SECRETARY: DENNIS DIAS  
TREASURER: JESSE FORGUES

*There are so many beautiful ways to  
celebrate life!*

Christmas

CHANNUKAH

BODHI DAY

KWANZA

DIWALI

FESTIVUS

OMISOKA

HOGMANAY

EID-AL-ADHA

SOLSTICE

LOS POSADAS

*May this Holiday Season bring you  
and yours peace, joy, light & love*

### LDPOA OFFICE HOLIDAY CLOSURE SCHEDULES

#### DECEMBER 2021 – HAPPY HOLIDAYS!



Office Closed Dec. 23rd - Dec. 26th (Thur – Sun)  
Office Open on Dec. 27th - Dec. 29th (Mon – Wed)

#### JANUARY 2022 – HAPPY NEW YEAR!



Office Closed on Sat., Jan. 1st  
Office Opens on Mon., January 3rd

LAKE DON PEDRO OWNERS ASSOCIATION		
Balance Sheet		
As of October 31, 2021		
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)		
	Operations Fund	Replacement Fund
<b>ASSETS</b>		
Checking & Savings		
Petty Cash	2,245.93	
BAC - Operating	386,975.85	
Reserve - BAC (savings)		613,990.81
Assessments Receivable, less Allowance for Doubtful Accounts (\$145,592.01-\$119,322.91)	26,269.10	
Prepaid Insurance	8,925.20	
Undeposited Funds (received but not deposited)	1,174.86	
<b>Total Assets</b>	<b>\$425,590.94</b>	<b>\$613,990.81</b>
<b>LIABILITIES</b>		
Accounts Payable	3,463.98	
Refundable Deposits	14,308.50	
Payroll Liabilities (Employer P/R Taxes)	1.96	
Workers Comp	3,671.66	
Accrued ACC Legal Expense	27,000.00	
Other Liabilities	11,755.75	
<b>Total Liabilities</b>	<b>60,201.85</b>	
<b>FUND BALANCE</b>	<b>365,389.09</b>	<b>613,990.81</b>
<b>Total Liabilities and Fund Balance</b>	<b>\$425,590.94</b>	<b>\$613,990.81</b>

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LAKE DON PEDRO OWNERS' ASSOCIATION  
Board of Directors  
Minutes of 2021 ANNUAL MEMBERSHIP MEETING  
AND OCTOBER BOARD MEETING  
SATURDAY, October 30, 2021

**I. CALL TO ORDER – PLEDGE OF ALLEGIANCE**

President Phyllis Cotta called the meeting to order at 10:07 am.

**II WELCOME & ESTABLISH QUORUM of DIRECTORS**

President Phyllis Cotta welcomed the audience and noted that a quorum of Directors is present. Board Members Present: Vice President, Doug McLain, Treasurer, Jesse Forgues, Secretary, Dennis Dias, Director Larry King, Absent: Director Becky Temple and Director Mike Rash

**III INTRODUCTIONS**

Phyllis Cotta briefly introduced the current Board of Directors, Thanked them for all the help with her during her 1st year as president. Phyllis also introduced Heidi Russell, the Inspector of Elections.

**IV REPORTS**

1. Board Meeting Minutes September 8, 2021: Motion made by Dennis Dias 2nd by Jesse Forgues. Passed Unanimous with Larry King abstaining as was not at meeting.

2. Treasurer Report – Treasurer Jesse Forgues gave the September financials September Operating Account ending balance of \$398,509.46 September Reserve Account balance of \$611,412.77. Motion to approve September Financials by Dennis Dias, 2nd by Larry King. Passed Unanimous

3. ACC - Dennis Dias had nothing to report at this time will report at November 10, 2021 meeting.

**V UNFINISHED BUSINESS – None**

**VI ELECTION OF DIRECTORS -**

1. Phyllis Cotta briefly explained that there were three open seats and two candidates applied, therefore no ballots were required.

2. Official Election Report by Alternate Inspector of Election Heidi Russell: "There were three open seats and only two candidates who applied by the application deadline. Therefore, no ballots were required and the candidates, Phyllis Cotta and Richard Perry, were elected to the board by acclamation as per the LDPOA Bylaws." Official written report hereby submitted for publication to members.

**VII APPOINTMENT OF DIRECTOR**

Phyllis Cotta stated that Dennis Dias volunteered to extend his service through another term on the board to fill the last board vacancy. The board voted unanimously to accept and appoint him for the 2021 / 2024 term.

**VIII ADJOURN TO CLOSED EXECUTIVE SESSION TO SELECT BOARD OFFICERS**

The board adjourned to a closed session at 10:24 to choose the new Board Officers.

**1X RECONVENE TO OPEN SESSION - 10:33 AM – Board Officers Selected**

The new Board of Director officers selected for 2021 / 2022 are:

President- Phyllis Cotta

Vice President – Doug McLain

Treasurer - Jesse Forgues

Board Secretary- Dennis Dias

**X NEW BUSINESS – NONE**

**XI OPEN FORUM**

Audience member thanks Phyllis Cotta for her service, not only as President but for the last several years serving on the board. Questions on merging lots, property lines. Possibly starting a committee in regards to sewer / water rate increases.

**XII MEETING ADJOURNED / NEXT SCHEDULED MEETING**

Dennis Dias made motion to adjourn meeting Doug McLain 2nd. Unanimous. Meeting adjourned 11:15am.

Next scheduled Board Meeting is Wednesday, November 10, 2021 at 6pm 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 November 10, 2021.

# LDPOA Calendar of Events

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

Monday, Tuesday, Wednesday, Friday & Saturday from 9 am – 4:30 pm.  
Closed on Thursdays & Sundays.

## December

**NO BOARD MEETING  
SCHEDULED**

**LINE DANCING  
EXERCISE CLASS IS  
ONGOING**

4

Saturday

- Lounge Reserved

11

Saturday

- Lounge Reserved

14

Tuesday

- ACC COMMITTEE  
MEETS

15

Wednesday

- Lounge Reserved

17

Friday

- Apt A Reserved

18

Saturday

- Apt B Reserved  
12/18 - 12/19
- Pavilion, Lounge &  
Kitchen Reserved

23

Thursday

- Apt A Reserved  
12/23 - 12/25

24

Friday

- FRI. - SAT., OFFICE  
CLOSED CHRISTMAS  
HOLIDAY
- Apt B Reserved  
12/24 - 12/25

27

Monday

- OFFICE RE-OPENS

31

Friday

- FRI. - SAT., OFFICE  
CLOSED NEW YEARS  
HOLIDAY

## January 2022

**LINE DANCING EXERCISE  
CLASS IS ONGOING**

1

Saturday

- OFFICE CLOSED. NEW  
YEARS DAY HOLIDAY

11

Tuesday

- ACC COMMITTEE  
MEETS

12

Wednesday

- BOARD MEETING  
SCHEDULED, 6PM AT  
THE HACIENDA

29

Saturday

- Pavilion, Kitchen &  
Lounge Reserved

## February

**LINE DANCING EXERCISE  
CLASS IS ONGOING**

8

Tuesday

- ACC COMMITTEE  
MEETS

9

Wednesday

- BOARD MEETING  
SCHEDULED

12

Saturday

- Pavilion and Kitchen  
Reserved

21

Monday

- OFFICE CLOSED -  
PRESIDENTS DAY
- Apt A & B Reserved  
2/21 - 2/22

22

Tuesday

- Pavilion Reserved

## FOR YOUR INFORMATION:

For owners who install a security system at your property remember that you need to re-new your registration with the Sheriff's office each year. Also, regularly test your system because if sheriff's personnel are dispatched to check a false alarm you will be billed for the dispatch.

## AVOID THE MANDATORY INCREASE IN COLLECTIONS CHARGES BEGINNING JANUARY 1, 2022

Due to a change in California law as of January 1, 2022 we will no longer be allowed to handle our own delinquent account collections but must outsource to a professional collections agency. This will automatically add at least \$1500 in fees to the account being collected.

In addition, when once an account is submitted to a collection service the Association can no longer offer payment plans or waivers of any charges.

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.



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	
<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	
<b>RENTAL RATES FOR APARTMENTS</b>			
(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 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	<b>NON-PROFIT ORGANIZATIONS:</b> 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.	
<b>Apartment "B" (Downstairs, sleeps 6 people)</b>			
Daily Rate	\$150 \$180 April - Sep	<u>Deposits, completed Use Agreement forms &amp; 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			



Discoverer is delivered free to all members of the Lake Don Pedro Owners' Association.

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**Publisher:** Lake Don Pedro Owners' Assn.

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**Email:** info@ldpoa.com

**Web:** www.ldpoa.com

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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  
**Richard Perry** ..... 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 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 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, January 12th at 6pm at the Hacienda.**
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC meeting will be on Tuesday, December 14th.** Please send submissions to the LDPOA office by **Friday, December 10th** 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.