

LAKE DON PEDRO OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MINUTES OF GENERAL MEETING
WEDNESDAY, May 11 2022 AT 6:30 PM

EXECUTIVE SESSION-5:30 PM

I. CALL TO ORDER - PLEDGE OF ALLEGIANCE

President Phyllis Cotta called the meeting to order at 6:30 pm,
Board Members present: VP Doug McLain, Treasurer Jesse Forgues, Secretary Dennis Dias,
Directors Larry King & Renee Anderson Absent: Director, Mike Rash

II. EXECUTIVE SESSIONS REPORT- Phyllis Cotta, President

May 11, 2022: 1. Resignation of Director Richard Perry accepted. 2. Board voted to appoint Renee Anderson to complete his term. 3. Discussion & approval of Fine System Cap.

III. APPROVAL OF MINUTES

Approval of Minutes for 3/9/22 Meeting – A Discussion and clarification of board minutes.
Motion made to approve Doug McLain, 2nd by Dennis Dias Motion passed – unanimous.

IV. TREASURER’S REPORT - Jesse Forgues, Treasurer

March Operating Account ending balance of \$259,913.66
March Reserve Savings Account balance \$626,907.66
April Operating Account ending balance of \$250,243.04
April Reserve Savings Account balance of \$629,487.67
Motion to approve March and April financial reports by Doug McLain, 2nd by Larry King.
Motion passed - unanimous vote.

V. COMMITTEE REPORTS

FACILITIES – A leak in Apartment was repaired. Arch at the driveway was damaged by a delivery truck. It is being repaired and paid for by the delivery truck company. Should be completed next week. 4 Arbors are being replaced in the pool area.

ACC - April: 7 Permits issued, 6 letters sent, closed 4, 6 continuing fines.

May: 3 permits issued, 1 pending, 9 letters sent, Closed 0, 6 Continuing fines.

PARKS/TRAILS – The porta potty has been at El Prado Park for approximately 1 month. No issues. The wooden playground bridge was repaired as well as the horseshoe pit.

ENTERTAINMENT/ACTIVITIES – The Easter Egg was a roaring success. With the rain the Easter bunny hid eggs in the halls instead of the lawns. On Saturday May 7th the Community Yard sale and Spring Craft show was held with 46 vendors, good attendance and the kitchen was busy with food orders.

VI. UNFINISHED BUSINESS

1. El Prado Park update reported in parks/trails

VII. NEW BUSINESS

1. Resignation of Director Richard Perry accepted with thanks, and Renee Anderson is appointed by the Board to serve the remainder of his term in accordance with the Association Bylaws, Election Rules and the California Davis-Stirling Act,.
2. Request by Wes Lucas for 1 year lease of office #4. Usage discussed and questions answered. Motion to approve by Jesse Forges, 2nd by Dennis Dias. Passed - unanimous.
3. Review request by Danny & Jo-Ann Griffith to merge lots T1043 and T1044 due to lack of useable construction space. Agreed upon stipulation that dues will be continued to be paid as two Assoc. lots. Motion to approve as stipulated by Dennis Dias, 2nd by Doug McLain passed – unanimous.
4. Approve the Association Election Calendar. Motion by Jesse Forgues, 2nd by Larry King. Passed – unanimous.
5. Approve the purchase of 40 local phone books @ \$3 each total \$120. Motion by Jesse Forgues, 2nd by Doug McLain. Passed - unanimous.
6. Association Policy: Accounts with delinquent outstanding balances to have member privileges suspended until accounts are brought current. Accounts on an active and current payment plan with good payment record may have their member benefits conditionally restored. Motion by Jesse Forgues 2nd by Dennis Dias. Passed - unanimous.

VIII. OPEN FORUM – Questions on vacant 1-M Service Area land in Mariposa County, ACC Questions and Concerns, Trailblazer questions

IX. NEXT MEETING DATE/ADJOURNED - Motion was made by Doug McLain to adjourn, 2nd by Dennis Dias, Motion passed - unanimous. Meeting adjourned at 7:26 pm.
Next scheduled meeting is Wednesday, June 8th @ 6:30 pm at the Hacienda.

Respectfully Submitted,

Chris Cox
on behalf of Dennis Dias, Board Secretary

The foregoing minutes were approved by the Board of Directors on August 10, 2022