



Discoverer

October 2022

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

FREE

LAKE DON PEDRO OWNERS' ASSOCIATION 2022 DIRECTORS ELECTION NOTICE

As published in the Candidate Solicitation Notice on June 1, 2022, two Directors' terms expire in October. The candidate application period ended at 5 pm on July 15, 2022 with one qualified candidate having applied. As only one candidate applied for two open seats, the Board dispensed with the formality of sending out ballots (saving quite significant costs), and the one candidate will join the Board as "elected by acclimation". The last open Director position will be filled through the Board appointment process, as allowed under the Associations bylaws and state codes.

**As of the October 8th Annual Member's
Meeting and Election:**

**Elected "by acclimation": Eva Banuelos.
Appointed to continue for another term:
Jesse Forgues.**

**Welcome to Eva and Jesse –
We appreciate your willingness to serve
our community.**

NO HOLIDAY CRAFT FAIR THIS YEAR

With the passing of our dear friend Maria Navarro there will not be a Holiday Craft Fair this year.

Maria and her family organized and promoted the annual craft fair for many years as a fund raiser for improvements to benefit our community; though she was not ever a member of the Association and even after moving out of the immediate area.

They also helped many other organizations and groups in our area and beyond with community betterment projects. Fund raising, cooking and more they were there.

This kind of altruism, community spirit and generosity seem to be increasingly rare nowadays. Truly they have loving and giving hearts. We wish the best to her family in their future endeavors we know that they carry on in that same spirit and be a great blessing in their new communities.

**THE LAKE DON PEDRO
OWNERS' ASSOCIATION
ANNUAL MEMBER'S MEETING
AND BOARD ELECTION
10 AM SATURDAY, OCTOBER 8TH
AT THE HACIENDA
5182 FUENTES DE FLORES,
LA GRANGE, CA 95329**

**SWIMMING POOL CLOSED FOR THE
SEASON ON SEPTEMBER 30TH.
SEE YOU NEXT SUMMER.**

LAKE DON PEDRO OWNERS ASSOCIATION Balance Sheet As of August 31, 2022 ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)			
	Operations Fund	Replacement Fund	Total Funds
ASSETS			
Checking & Savings			
Petty Cash	894.64		894.64
BAC - Operating	435,572.75		435,572.75
Reserve - BAC (savings)		636,499.25	636,499.25
Assessments Receivable, less Allowance for Doubtful Accounts (\$167,542.90-\$129,883.09)	37,659.65		37,659.65
Prepaid Insurance	14,862.45		14,862.45
Undeposited Funds (received but not deposited)	940.01		940.01
Total Assets	\$489,929.50	\$636,499.25	\$1,126,428.75
LIABILITIES			
Accounts Payable	7,884.55		7,884.55
Refundable Deposits	27,728.50		27,728.50
Payroll Liabilities (Employer P/R Taxes)	1.96		1.96
Workers Comp	3,099.89		3,099.89
Accrued ACC Legal Expense	27,000.00		27,000.00
Other Liabilities	12,930.75		12,930.75
Total Liabilities	78,645.65		78,645.65
FUND BALANCE	411,283.85	636,499.25	1,047,783.10
Total Liabilities and Fund Balance	\$489,929.50	\$636,499.25	\$1,126,428.75

Statements of Revenues, Expenses and Changes in Fund Balances August 2022 ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)						
	Operations Fund Current Month	Replacement Fund Current Month	Operations Fund Year To Date	Replacement Fund Year To Date	Total Funds Year To Date	Annual Budget
REVENUES						
Assessments			302,200.00	10,000.00	312,200.00	312,200.00
Plan Check Income	50.00		150.00		150.00	0.00
Apartment Rental	1,650.00		2,820.00		2,820.00	11,000.00
Hall Rental	282.00		617.00		617.00	500.00
Office Rental	687.00		1,219.00		1,219.00	6,000.00
Interest Income - Receivables	232.50		397.11		397.11	2,500.00
Interest Income - Bank	3.90	92.05	7.12	172.84	179.96	1,000.00
Other Income	608.40		1,159.41		1,159.41	2,000.00
Late Fees	6,370.00		6,370.00		6,370.00	5,500.00
Fines	525.00		1,050.00		1,050.00	0.00
Transfer Fees	2,240.00		4,060.00		4,060.00	19,000.00
Total Revenues	12,648.80	92.05	320,049.64	10,172.84	330,222.48	359,700.00
EXPENSES						
Bad Debt Expense	1,000.00		2,000.00		2,000.00	12,000.00
Board Expenses	0.00		0.00		0.00	500.00
Copier Costs	227.61		691.10		691.10	2,500.00
Office Supplies	5.00		238.61		238.61	3,000.00
Office Salaries	6,268.75		12,302.25		12,302.25	59,000.00
Travel / Mileage	126.84		424.20		424.20	700.00
Legal	0.00		0.00		0.00	2,000.00
Accounting	2,045.00		2,045.00		2,045.00	5,400.00
Discoverer Expenses	520.00		1,040.00		1,040.00	12,000.00
Computer / Internet	221.65		846.49		846.49	8,000.00
Election	0.00		0.00		0.00	7,000.00
Collections	0.00		0.00		0.00	6,000.00
Member Documents	0.00		0.00		0.00	0.00
Public Relations	0.00		0.00		0.00	500.00
Postage & Delivery	0.00		67.99		67.99	2,000.00
Merchant Fees	897.68		2,281.72		2,281.72	4,000.00
Insurance	2,972.48		5,944.96		5,944.96	36,000.00
Taxes / License / Filing Fees	35.00		35.00		35.00	8,000.00
Workers Comp Insurance	500.82		1,014.05		1,014.05	1,600.00
Hacienda Maintenance Salary	640.88		1,235.72		1,235.72	4,000.00
Pool Monitor Salary	1,590.00		3,697.00		3,697.00	6,000.00
Janitorial Salary	1,575.00		3,001.00		3,001.00	15,000.00
Payroll Tax Expense	1,323.07		2,602.13		2,602.13	14,000.00
Salary Expenses - Other	979.00		1,466.00		1,466.00	8,000.00
Electric (Hacienda)	3,440.55		6,749.96		6,749.96	20,500.00
Electric (Well)	640.88		1,235.72		1,235.72	4,000.00
Electric (El Prado)	114.71		233.86		233.86	1,000.00
Electric (Barn)	17.46		33.20		33.20	100.00
Water (El Prado)	222.61		445.22		445.22	1,700.00
Reserve Study	0.00		0.00		0.00	300.00
Propane	0.00		0.00		0.00	1,000.00
Trash Removal	434.59		869.18		869.18	4,500.00
Office Telephone	287.70		585.71		585.71	3,500.00
Hacienda Miscellaneous Expense	0.00		0.00		0.00	0.00
Hacienda Maintenance Supplies	888.86		1,627.98		1,627.98	5,000.00
Hacienda Maintenance Repairs	0.00		611.50		611.50	2,000.00
Reserve Project Expenses	0.00		0.00		0.00	0.00
Hacienda Landscaping	0.00		0.00		0.00	0.00
Septic Maintenance	1,800.00		1,800.00		1,800.00	300.00
Well Water & Septic Testing	237.69		473.13		473.13	6,000.00
Maintenance Equipment	0.00		0.00		0.00	500.00
Well Maintenance	0.00		0.00		0.00	500.00
Hacienda - Security	0.00		465.95		465.95	1,500.00
Pool Maintenance	397.73		1,289.71		1,289.71	2,000.00
Small Apartment (B)	0.00		0.00		0.00	400.00
Large Apartment (A)	0.00		0.00		0.00	400.00
Pest & Weed Control	0.00		149.00		149.00	1,000.00
Janitorial Supplies	271.45		478.63		478.63	2,000.00
General Park Maintenance	171.11		377.11		377.11	2,000.00
Payroll Expenses	0.00		510.00		510.00	3,500.00
Total Expenses	34,817.24	0.00	68,553.36	0.00	68,553.36	349,700.00
Excess (Deficiency) of Revenues Over Expenses	-22,168.44	92.05	251,496.28	10,172.84	261,669.12	261,669.12
Board-Approved Interfund Reclassifications and Transfers	(833.33)	833.33	8,333.34	(8,333.34)	-	-
Timing Adjustment from 6/30/22						
Fund Balance (Deficit) Beginning of Fiscal Year						
Fund Balance (Deficit) Month End	\$ (23,001.77)	\$ 925.38	\$ 259,829.62	\$ 1,839.50	\$ 261,669.12	261,669.12

SECURITY SYSTEM REMINDER

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.

IMPORTANT VANDALISM NOTICE

THE HACIENDA HAS RECENTLY EXPERIENCED BOTH SOME VANDALISM AND SOME UNWELCOME AFTER HOURS USAGE OF THE FACILITY. BOTH BEING NOT ONLY A NUISANCE BUT ALSO POTENTIALLY DANGEROUS AND AN INSURANCE ISSUE, AND MAY DOWN THE LINE AFFECT OUR COMMERCIAL INSURANCE RATES WHICH ARE A MAJOR EXPENSE FOR THE ASSOCIATION MEMBERS.

OUR SECURITY HAS MULTIPLE VIDEO IMAGES OF THE OFFENDERS AND THEIR VARIOUS BEHAVIORS, AND WHILE THE ASSOCIATION BILLS THE PERPETRATOR FOR REPAIR OR REPLACEMENT IN CASES OF DAMAGES, THE UNAUTHORIZED AFTER-HOURS USE BY INDIVIDUALS REMAINS A SECURITY AND INSURANCE RISK THAT CANNOT BE TOLERATED AND AS SUCH WILL BE SUBJECT TO A FINE.

THE END-OF-YEAR FINANCIAL REPORTS FOR [JUNE] ARE NOT YET BACK FROM THE CPA REVIEW

LDPOA Calendar of Events

For up to date info check our FaceBook page
<https://www.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.

LINE DANCING

Class is open & ongoing Monday mornings 9:30 - 11:30 am

Beginners Welcome, to the 9:30 basics session.

YOGA CLASSES

Yoga Class re-starting Wednesdays at 8:30 am

Contact Lotti Epps for information 209 852-2476

LAKE DON PEDRO OWNERS' ASSOCIATION BOARD OF DIRECTORS MINUTES OF GENERAL MEETING WEDNESDAY, AUGUST 10, 2022 AT 6:30 PM

EXECUTIVE SESSION-5:00 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, Director Renee Anderson Absent: Directors, Mike Rash & Larry King

II. EXECUTIVE SESSIONS REPORT-Phyllis Cotta, President

August 10, 2022: Personnel, Gym Vandalism, Violations Discussion

III. APPROVAL OF MINUTES

Approval of Minutes for May 11, 2022 Meeting minutes. Motion made to approve Dennis Dias, 2nd by Doug McLain Motion passed by unanimous vote

IV. TREASURER'S REPORT - Jesse Forgues, Treasurer

May Operating Account ending balance of \$237,765.74

May Reserve Savings Account balance \$632,076.30

June/End of Year 2021/2022 Financials : Not back from CPA

July Operating Account balance of \$427,153.43

July Reserve Savings Account balance of \$635,753.87

Motion to approve May and July financial reports made by Doug McLain, 2nd by Dennis Dias. Motion passed by unanimous vote

V. COMMITTEE REPORTS

1. **FACILITIES** – Damage to the gym with unrepairable damage to equipment. Entrance Arch has been repaired and replaced.

2. **ACC** – July - 3 Permits issued, 8 letters sent, closed 4, 6 continuing fines.

August - 2 permits issued, 1 pending, 6 letters sent, Closed 7, 3 Continuing fines

3. **PARKS/TRAILS** – Representatives of the Park Committee having a park cleanup day on 8/13/22. Paint benches, clear

brush. Will be getting quotes for a “jr” size playground.

4. **ENTERTAINMENT/ACTIVITIES**- No entertainment/activities to report.

VI. UNFINISHED BUSINESS – None to Consider

VII. NEW BUSINESS

1. Announcement: No need for ballots for Board Election. Two open seats, one candidate. In addition, Jesse Forgues has volunteered for another term on the board.

2. Vandalism in gym on 7/20/22 shown on security video. Unrepairable damage to the electronics to the recumbent bike. Vandal has been identified and report filed with Sheriff Department. Motion to replace Recumbent bike Dennis

Dias, 2nd Jesse Forgues Motion passed by unanimous vote.

3. Mr. Drew Ricker of Hunt Propane wishes to donate for community improvement in gratitude for the many new customers from the area. Board proposed to publish an article thanking him for his generosity on the LDPOA website, Facebook page and in the Discoverer. Motion made by Doug McLain, 2nd by Dennis Dias. Motion passed by unanimous vote.

4. Discussion: Possibility of requiring security with larger events. Now it is “recommended. Paid for by event holder

5. Discussion: Researching new law firms.

VIII. OPEN FORUM –Lengthy discussion of equestrian/pedestrian trails in Tuolumne County with concerns on “dead end” trails. Very lengthy discussion of food trucks on vacant residential lots. Parks

IX. NEXT MEETING DATE/ADJOURNED – Meeting was adjourned at 7:47 PM

Next scheduled meeting is Wednesday, September 14, 2022 @ 6:30 pm

Respectfully Submitted,

<https://www.facebook.com/ldpoa/>

Chris Cox

on behalf of Dennis Dias, Board Secretary

The foregoing minutes were approved by the Board of Directors on September 14, 2022.

October

1

Saturday

- Pavilion, Kitchen & Lounge Reserved
- Apt A & B Reserved 10/1 - 10/2

8

Saturday

- ANNUAL MEMBER'S MTG & BOARD ELECTION 10 AM AT HACIENDA

9

Sunday

- Lounge Reserved

11

Tuesday

- ACC COMMITTEE MEETS

12

Wednesday

- NO BOARD MEETING

14

Friday

- Apt A & B Reserved 10/14 - 10/16

15

Saturday

- Pavilion, Kitchen & Lounge Reserved
- Apt A & B Reserved 10/15 - 10/16

22

Saturday

- Pavilion, Kitchen & Lounge Reserved
- Apt A & B Reserved 10/22 - 10/23

28

Saturday

- Apt A & B Reserved 10/28 - 10/29

29

Saturday

- Pavilion, Kitchen & Lounge Reserved

CHECK OUT OFFICE HOURS,
LINE DANCING,
AND YOGA CLASS
TIMES ABOVE

November

4

Friday

- Apt A & B Reserved 11/4 - 11/5
- Pavilion, Lounge & Kitchen Reserved

5

Saturday

- Pavilion, Lounge & Kitchen Reserved

8

Tuesday

- ACC COMMITTEE MEETS

9

Wednesday

- POSSIBLE BOARD MEETING; 6:30 PM

11

Friday

- Apt B Reserved 11/11 - 11/13

13

Saturday

- Lounge Reserved

19

Saturday

- Apt A Reserved 11/19 - 11/20

23

Wednesday

- 11/23 - 11/26 WEDNESDAY – SATURDAY OFFICE CLOSED FOR THANKSGIVING HOLIDAY

24

Thursday

- OFFICE CLOSED
- Lounge & Kitchen Reserved
- Apts A & B Reserved 11/24 - 11/25

25

Friday

- OFFICE CLOSED

26

Saturday

- OFFICE CLOSED



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

	Member	Non-Member
Pavilion (43' x 80')	\$300	\$900
Lounge (47' x 21', 32' x 19')	\$ 75	\$400
Kitchen	\$100	\$200

(For Pavilion and/or Lounge a non-refundable Prep/Pre-clean Fee of \$50 is charged)

REFUNDABLE DEPOSITS FOR EVENT RENTALS:

(Deposits will be refunded if clean up standards are met, Rental Rules are followed & there are no damages)

*We recommend you have security

Pavilion	\$500	\$1000
Lounge	\$400	\$1000
Kitchen	\$400	\$1000

RENTAL RATES FOR APARTMENT SUITES

Check in is a 1 pm - Check out is at 10 am

Apartment "A" (Upstairs, 3Bd/2Bath sleeps 8)

	Season	Member	Non-Member
Daily Rate	Apr -Sep	\$ 210	\$ 300
Weekly Rate		\$1,260	\$1,800
Daily Rate	Oct.-Mar	\$ 150	\$ 240
Weekly Rate		\$ 840	\$1,400
Deposit (Required to reserve)		\$ 350	\$ 500

Apartment "B" (Downstairs, 2/bd/1Bath + sofabed sleeps 6)

	Season	Member	Non-Member
Daily Rate	Apr -Sep	\$ 180	\$ 216
Weekly Rate		\$1,080	\$1,296
Daily Rate	Oct.-Mar	\$ 120	\$ 180
Weekly Rate		\$ 660	\$1,020
Deposit (Required to reserve)		\$ 300	\$ 360

Deposits fully refunded if: Cleanup standards are met, Rental Rules are followed & no losses/damages.

Rev 03/01/22



OFFICE RENTAL INFORMATION

Office 1	9x12	Leased	\$162
Office 2	11x12	Leased	\$198
Office 3	8x17	Leased	\$204
Office 4	8.25x12.5	Leased	\$155

Office Services

Fax - To receive	.....	\$0.50 per page
Fax - To send	.....	\$1.00 per page
Copies	.....	10 cents per page

ADDITIONAL RENTAL INFORMATION

*TWO MEMBER PERKS: Rent FREE personal use of the Lounge once (1) per year & Rent FREE personal use of Pavilion once (1) every three (3) years. (Subject to availability) Deposits are required. **Event Curfew is 10:30 pm with cleanup by Midnight**

(If available) Prior day setup/rehearsal use noon to 9 pm \$50; Next Day Cleanup use (6 am - noon) \$50 **Insurance is required for events of more than 50 or if any alcohol is present. (Ask for Insurance Requirements)**

Note: For your Hacienda event the following may be used at no additional cost: Banquet tables, chairs, stage riser units, courtyard, front lawn, lawn/fountain area, barbeque. (Subject to availability)

NON-PROFIT ORGANIZATIONS: In each year may have, upon Board approval, rent free use of the Pavilion twice and the Lounge twice. Each additional use will require a Use Fee to cover utilities and maintenance of \$300 for the Pavilion and \$75 for the Lounge. Kitchen Use Fee is \$100.

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

2022 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 2022 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 6:30 pm. **The next Board Meeting is the Annual Meeting and Election and will be on Saturday, October 8th, at 10:00 am at the Hacienda.**
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC meeting will be on Tuesday, October 11th.** Please send submissions to the LDPOA office by **Friday, October 7th** 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.**



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

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LDPOA office ph: 209-852-2312

LDPOA office fax: 209-852-2771

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
Larry King	.....	Director
Renee Anderson	.....	Director
	.....	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

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.