



# Discoverer

January 2023

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

FREE

## NOTICE

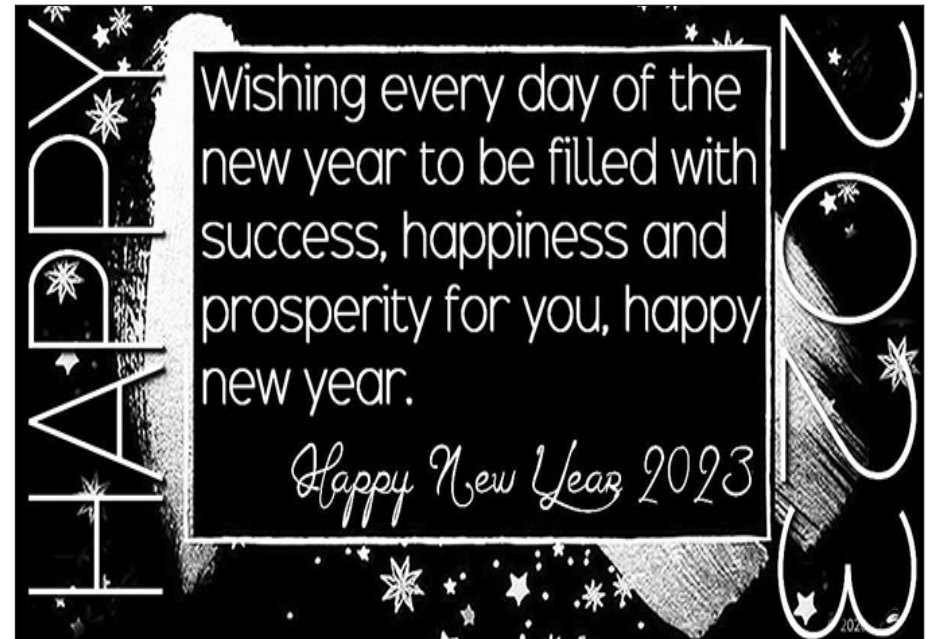
With the new changes to the Yosemite Express's delivery model, it will be necessary for the Board to re-evaluate having a monthly newsletter printed in the paper. Historically the Assoc. has been able to use the paper for distributing the legally required notices and reports to our members but due to changes in the regulations as well as the new changes to the Yosemite Express, the Association will at least need to go to a direct print and mail out option for the Association's disclosures and legal notifications to our owners.

With the Hacienda calendar, as well as the monthly financials and Board Meeting Minutes available on the Association's website ( [www.LDPOA.com](http://www.LDPOA.com) ), and the Association's Facebook page ( <https://www.facebook.com/ldpoa/> ) for more immediate notifications and postings, the Board has to consider the expense and viability of continuing to publish a physical monthly newsletter in a paper now available only for pick up at selected locations since the cost for continued general delivery by the post office is prohibitive.

The Board will be considering and comparing costs between having a printed newsletter continue within the Yosemite Express or transitioning to only an online (and printable) Discoverer available on our website and Facebook page. We are notifying you of these upcoming decisions so that our members have an opportunity to let us know your feelings about the options. Email: [info@LDPOA.com](mailto:info@LDPOA.com)

Remember these decisions are strictly referring to only the Association's Discoverer newsletter. As Debbie has stated the Yosemite Express will continue to be published and available at various kiosks in the community as well as to subscribers (also available at the Express's website).

LDPOA Office



## REMINDER!

JANUARY 27TH - 30TH

OFFICE IS CLOSED FOR REMODELING

## NOTICE

**CHANGE IN HACIENDA EXERCISE ROOM ACCESS HOURS.**  
WITH YOUR ACTIVATED ACCESS TAG IT IS NOW AVAILABLE FOR  
USE FROM **5 AM TO 10 PM, 7 DAYS A WEEK.**

## NOTICE

**THE LAKE DON PEDRO OWNERS' ASSOCIATION**

OFFICE WILL BE CLOSED FOR THE HOLIDAY

**SATURDAY, DECEMBER 31ST - MONDAY, JANUARY 2ND**

# 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](http://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, November 9, 2022 AT 6:30 PM

**EXECUTIVE SESSION** - No Executive Meeting Held

### **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, Secretary Dennis Dias, Treasurer, Jesse Forgues Absent Directors Renee Anderson, Larry King & Eva Banuelos

### **II. EXECUTIVE SESSIONS REPORT**-Phyllis Cotta, President

October 8, 2022: Board Officers, Liens

November 9, 2022: No Executive Meeting Held

### **III. APPROVAL OF MINUTES**

Approval of Minutes for October 8, 2022 Annual Members Meeting and Election. Motion by Dennis Dias, 2nd by Jesse Forgues. Motion passed by unanimous vote.

### **IV. TREASURER'S REPORT** – Jesse Forgoes , Treasurer

June/End of Year 2022 Financials CPA Review: Motion to approve June/End of year 2022 Financials as presented by Doug McLain, 2nd by Dennis Dias. Motion passed, unanimous. October Operating Account ending balance of \$390,660.35  
October Reserve Savings Account ending balance of \$636,353.93. Motion to approve October financials by Doug McLain, 2nd by Dennis Dias. Motion passed, unanimous.

### **V. COMMITTEE REPORTS**

1. FACILITIES – Tree by pool fell during a storm. Maintenance will be removing the tree and repairing the downed fence.
2. ACC – September - 5 Permits issued, 1 denied, 3 pending, 4 letters sent, 2 registered letters, Closed 7, 2 fine meetings, 4 continuing fines
3. PARKS/TRAILS – Discussion of El Prado Park and the little tot's playground equipment to be placed. Will be trying to get it in by Spring, pre-work and weather permitting.
4. ENTERTAINMENT/ACTIVITIES- No report

### **VI. UNFINISHED BUSINESS** –

1. El Prado Park Committee – Discussion of new tot play area in Parks Report

### **VII. NEW BUSINESS**

1. Request authorization to continue annual subscription to Parcel Quest service at new 2023 rate and pre-approve the increased rate starting 2024. Motion made to approve Parcel Quest service rate changes in 2023 and starting in 2024 by Doug McLain 2nd by Dennis Dias. Motion passed, unanimous.
2. Request to extend gym hours to start at 5:00 am. Motion made to approve hours of gym to start at 5:00 am by Dennis Dias, 2nd by Jesse Forgues. Motion passed, unanimous.

### **VIII. OPEN FORUM** – Rental Deposits, taco truck, park playground

### **IX. NEXT MEETING DATE/ADJOURNED** – Meeting was adjourned at 7:15 PM

Next scheduled general meeting is Wednesday, February 8, 2023 at 6:30 PM

Respectfully Submitted,

Chris Cox  
on behalf of Dennis Dias, Board Secretary

The foregoing minutes were approved by the Board of Directors on \_\_\_\_\_.

## January

2

Monday

• OFFICE CLOSED FOR  
NEW YEARS HOLIDAY

10

Tuesday

• NO ACC MEETING  
MOVED TO 1/17/2023

11

Wednesday

• NO BOARD MEETING

13

Friday

• Apt A & B Reserved  
1/13 - 1/14

14

Saturday

• Pavilion, & Kitchen  
Reserved

17

Tuesday

• ACC COMMITTEE MEETS  
• BOARD CLOSED  
EXECUTIVE SESSION:  
DISCIPLINE ITEMS AND  
ANNUAL CONTRACTS

21

Saturday

• Lounge Reserved

27

Friday

• OFFICE CLOSED FOR  
REMODEL

28

Saturday

• OFFICE CLOSED FOR  
REMODEL

30

Monday

• OFFICE CLOSED FOR  
REMODEL

## February

5

Sunday

• Apt A Reserved  
2/5 - 2/6

7

Tuesday

• ACC COMMITTEE  
MEETS

8

Wednesday

• SCHEDULED BOARD  
MEETING

20

Monday

• OFFICE CLOSED -  
PRESIDENTS DAY

## March

7

Tuesday

• ACC COMMITTEE  
MEETS

8

Wednesday

• SCHEDULED BOARD  
MEETING

12

Sunday

• Daylight Savings Time  
starts

17

Friday

• St. Patrick's Day

**PLEASE NOTE:  
JANUARY 27TH - 30TH  
OFFICE IS CLOSED FOR REMODELING**

## LAKE DON PEDRO OWNERS ASSOCIATION

## Balance Sheet

As of November 30, 2022

ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)

	Operations Fund	Replacement Fund	Total Funds
<b>ASSETS</b>			
Checking & Savings			
Petty Cash	1,104.28		1,104.28
BAC - Operating	369,294.58		369,294.58
Reserve - BAC (savings)		639,292.33	639,292.33
Assessments Receivable, less Allowance for Doubtful Accounts (\$155,123.00-\$128,762.20)	19,963.69		19,963.69
Prepaid Insurance	5,945.01		5,945.01
Undeposited Funds (received but not deposited)	50.36		50.36
<b>Total Assets</b>	<b>\$396,357.92</b>	<b>\$639,292.33</b>	<b>\$1,035,650.25</b>
<b>LIABILITIES</b>			
Accounts Payable	5,102.95		5,102.95
Refundable Deposits	18,493.50		18,493.50
Payroll Liabilities (Employer P/R Taxes)	1.96		1.96
Workers Comp	4,262.29		4,262.29
Accrued ACC Legal Expense	27,000.00		27,000.00
Other Liabilities	12,730.75		12,730.75
<b>Total Liabilities</b>	<b>67,591.45</b>		<b>67,591.45</b>
<b>FUND BALANCE</b>	<b>328,766.47</b>	<b>639,292.33</b>	<b>968,058.80</b>
<b>Total Liabilities and Fund Balance</b>	<b>\$396,357.92</b>	<b>\$639,292.33</b>	<b>\$1,035,650.25</b>

Statements of Revenues, Expenses  
and Changes in Fund Balances  
November 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
<b>REVENUES</b>						
Assessments	0.00		302,200.00	10,000.00	312,200.00	312,200.00
Plan Check Income	50.00		450.00		450.00	0.00
Apartment Rental	905.00		7,655.00		7,655.00	11,000.00
Hall Rental	643.00		3,594.10		3,594.10	500.00
Office Rental	849.00		3,442.00		3,442.00	6,000.00
Interest Income - Receivables	382.92		1,560.36		1,560.36	2,500.00
Interest Income - Bank	3.14	105.07	17.19	465.93	483.12	1,000.00
Other Income	112.30		4,413.45		4,413.45	2,000.00
Late Fees	0.00		6,340.00		6,340.00	5,500.00
Fines	850.00		3,075.00		3,075.00	0.00
Transfer Fees	1,540.00		10,780.00		10,780.00	19,000.00
<b>Total Revenues</b>	<b>5,335.36</b>	<b>105.07</b>	<b>343,527.10</b>	<b>10,465.93</b>	<b>353,993.03</b>	<b>359,700.00</b>
<b>EXPENSES</b>						
Bad Debt Expense	1,000.00		5,000.20		5,000.20	12,000.00
Board Expenses	0.00		0.00		0.00	500.00
Copier Costs	425.25		1,322.51		1,322.51	2,500.00
Office Supplies	1,804.00		2,451.53		2,451.53	3,000.00
Office Salaries	5,384.00		32,373.00		32,373.00	59,000.00
Travel / Mileage	0.00		479.80		479.80	700.00
Legal	0.00		0.00		0.00	2,000.00
Accounting	0.00		2,045.00		2,045.00	5,400.00
Discoverer Expenses	1,700.00		6,502.04		6,502.04	12,000.00
Computer / Internet	698.64		4,084.07		4,084.07	8,000.00
Election	0.00		100.00		100.00	7,000.00
Collections	0.00		778.00		778.00	6,000.00
Member Documents	0.00		0.00		0.00	0.00
Public Relations	0.00		143.88		143.88	500.00
Postage & Delivery	0.00		776.16		776.16	2,000.00
Merchant Fees	342.62		3,450.04		3,450.04	4,000.00
Insurance	2,972.48		14,862.40		14,862.40	36,000.00
Taxes / License / Filing Fees	0.00		631.00		631.00	8,000.00
Workers Comp Insurance	416.87		2,711.83		2,711.83	1,600.00
Hacienda Maintenance Salary	5,040.00		29,400.00		29,400.00	72,800.00
Pool Monitor Salary	0.00		7,901.00		7,901.00	6,000.00
Janitorial Salary	1,650.00		8,776.00		8,776.00	15,000.00
Payroll Tax Expense	1,000.91		6,756.22		6,756.22	14,000.00
Salary Expenses - Other	720.00		3,573.20		3,573.20	8,000.00
Electric (Hacienda)	1,786.43		13,330.66		13,330.66	20,500.00
Electric (Well)	419.69		2,654.60		2,654.60	4,000.00
Electric (El Prado)	53.61		454.43		454.43	1,000.00
Electric (Barn)	0.00		50.30		50.30	100.00
Water (El Prado)	222.61		1,113.05		1,113.05	1,700.00
Reserve Study	0.00		0.00		0.00	300.00
Propane	0.00		710.16		710.16	1,000.00
Trash Removal	434.59		2,172.95		2,172.95	4,500.00
Office Telephone	286.47		1,453.04		1,453.04	3,500.00
Hacienda Miscellaneous Expense	0.00		0.00		0.00	0.00
Hacienda Maintenance Supplies	704.64		3,561.33		3,561.33	5,000.00
Hacienda Maintenance Repairs	0.00		879.00		879.00	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	0.00		1,800.00		1,800.00	300.00
Well Water & Septic Testing	234.97		1,179.85		1,179.85	6,000.00
Maintenance Equipment	585.70		585.70		585.70	500.00
Well Maintenance	0.00		0.00		0.00	500.00
Hacienda - Security	0.00		587.63		587.63	1,500.00
Pool Maintenance	0.00		2,197.85		2,197.85	2,000.00
Small Apartment (B)	0.00		160.54		160.54	400.00
Large Apartment (A)	146.68		307.23		307.23	400.00
Pest & Weed Control	149.00		447.00		447.00	1,000.00
Janitorial Supplies	686.66		1,788.59		1,788.59	2,000.00
General Park Maintenance	140.00		1,011.74		1,011.74	2,000.00
Payroll Expenses	200.00		1,520.00		1,520.00	3,500.00
<b>Total Expenses</b>	<b>29,205.82</b>	<b>0.00</b>	<b>172,083.53</b>	<b>0.00</b>	<b>172,083.53</b>	<b>349,700.00</b>
<b>Excess (Deficiency) of Revenues Over Expenses</b>	<b>-23,870.46</b>	<b>105.07</b>	<b>171,443.57</b>	<b>10,465.93</b>	<b>181,909.50</b>	
<b>Board-Approved Interfund Reclassifications and Transfers</b>	<b>(833.33)</b>	<b>833.33</b>	<b>5,833.35</b>	<b>(5,833.35)</b>	<b>-</b>	
<b>Timing Adjustment from 6/30/22</b>			<b>(25,205.45)</b>	<b>(0.25)</b>	<b>(25,205.70)</b>	
<b>Fund Balance (Deficit) Beginning of Fiscal Year</b>			<b>176,695.00</b>	<b>634,660.00</b>	<b>811,355.00</b>	
<b>Fund Balance (Deficit) Month End</b>	<b>\$ (24,703.79)</b>	<b>\$ 938.40</b>	<b>\$ 328,766.47</b>	<b>\$ 639,292.33</b>	<b>\$ 968,058.80</b>	



# 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

	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

	Member	Non-Member
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, 2bd/1Bath + sofa bed 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. **There is no Board meeting in January. The next Board Meeting is Wednesday, February 8th.**
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC meeting will be on Tuesday, January 17th.** Please send submissions to the LDPOA office by **Friday, January 13th** 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.

# Discoverer

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

Discoverer is produced and distributed for the Lake Don Pedro Owners' Association by Yosemite Express, 3500 State Highway 132, Coulterville, CA 95311. 209-878-0300

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

**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
Eva Banuelos .....	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