

LAKE DON PEDRO OWNERS' ASSOCIATION
Board of Directors
Minutes of 2022 ANNUAL MEMBERSHIP MEETING
AND OCTOBER BOARD MEETING
SATURDAY, October 8, 2022

I. CALL TO ORDER – PLEDGE OF ALLEGIANCE

President Phyllis Cotta called the meeting to order at 10:00 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: Treasurer, Jesse Forgues, Secretary, Dennis Dias, Directors Larry King & Renee Anderson Absent: Vice President, Doug McLain,

III INTRODUCTIONS

Phyllis Cotta briefly introduced the current Board of Directors, welcomed the audience and had them introduce themselves. There were 10 in people in attendance. Adonis Castaneda, Inspector of Elections was also introduced.

IV REPORTS

1. Facility & President's comments - President Phyllis Cotta gave a brief rundown of recent facility improvements which included new shade pavilions for the pool area as well as new lounge chairs. A new porta-potty was also placed at El Prado Park. Also, a breakdown of rental fees over the last couple of years. **Oct 21/Sept 22** Rentals \$20,140- **2020/2021** \$11,275, **2019/2020**- \$11,925 and **2018/2019** - \$16,970. Covid had some effect on the rentals. A park committee was formed and they are doing an awesome job. Helping with cleaning and painting tables, put in a horseshoe pit and now planning for a toddler play area
2. **Approval of Minutes** – Approval of minutes for September 14, 2022 meeting minutes. Motion made to approve Dennis Dias, 2nd Renee Anderson. Passed unanimous vote
3. **Treasurer's Report** – Jesse Forgues, Treasurer
September Operating Account ending balance of \$409,099.62
September Reserve Savings ending balance of \$637,416.39
June/End of year Financials: Not back from CPA
Motion to approve September financial report made by Dennis Dias, 2nd by Renee Anderson. Motion passed by unanimous vote.
4. **ACC Report** – Dennis Dias had no report as the ACC meeting is taking place later. Dennis did explain to audience what the committee does in regards to investigation requests and permits.

VI ELECTION OF DIRECTORS -

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

2. Official Election Report by Inspector of Election Adonis Castaneda: “There were two open seats and only one candidate who applied by the application deadline. Therefore, no ballots were required and the candidate, Eva Banuelos, was 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 Jesse Forgues 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 2022/2025 term.

VIII ADJOURN TO CLOSED EXECUTIVE SESSION TO SELECT BOARD OFFICERS

The board adjourned to a closed session at 10:18 to choose the new Board Officers and discuss delinquent accounts recommended for liens by Association

1X RECONVENE TO OPEN SESSION - 10:37 AM – Board Officers Selected

The new Board of Director officers selected for 2022/2023 are:

President- Phyllis Cotta

Vice President – Doug McLain

Treasurer - Jesse Forgues

Board Secretary- Dennis Dias

Directors- Larry King, Renee Anderson & Eva Banuelos

Renee Anderson will also like to start a community that will gather information about the Don Pedro Area, to pass on to new owners that would be included in the new owner packet that is sent.

X NEW BUSINESS –

1. Motion to authorize LDPOA staff to record notices of delinquent Assessment’s (liens) against 8 lots in the subdivision. Motion made by Dennis Dias, 2nd by Jesse Forgues passed by unanimous vote.
2. Approve funding for completion of a prior approved project to replace old carpet with laminate flooring in the remainder of main office and the lobby with an estimate of \$2500. Also, a proposed project of having techs rewire the office and consolidate the electronics through the office with an estimate of \$1,736.25 This would be done at the same time as installation of the flooring. Motion to approve both projects by Jesse Forgues, 2nd by Dennis Dias. Passed unanimous vote.
3. Request to allow a group to conduct a Halloween “Trunk or Treat” at the Hacienda Parking lot the evening of October 31, 2022. Motion made by Jesse Forgues to approve 2nd by Dennis Dias. Passed Unanimous vote.
4. Discussion made with interested coordinators/mangers for future Holiday Craft fairs starting in 2023. The board had discussions with both groups that were in attendance and what has been done in the past. **TABLED**

XI OPEN FORUM

Discussion of community events, such as dances, picnics, movies on the lawn. The need of volunteers to head the entertainment/activity committees. Several members in attendance expressed interest in being on committees.

XII MEETING ADJOURNED / NEXT SCHEDULED MEETING

Meeting adjourned at 11:07 am

Next possible Board Meeting is Wednesday, November 9, 2022 at 630 pm 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 9 November 2022.