# LAKE DON PEDRO OWNERS' ASSOCIATION BOARD OF DIRECTORS MINUTES OF GENERAL MEETING Wednesday, April 12, 2023 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 6:29 pm, Board Members present: Pres. Phyllis Cotta, VP Doug McLain, Secretary Dennis Dias, Treasurer Renee Anderson, Directors Larry King & Eva Banuelos. 14 people in attendance.

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

March 8, 2023:

1. Resignation of Director Jesse Forgues, New Treasurer Renee Anderson Budget revisions April 12, 2023: Candidates for vacancy empty board seat, new lease office #1, parking lot re-seal

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

March 8, 2023 Board Meeting minutes: Motion to approve by Dennis Dias, 2<sup>nd</sup> by Larry King. Motion passed - unanimous.

#### IV. TREASURER'S REPORT – Renee Anderson, Treasurer

No Financials to report as bookkeepers computers hard drive crashed. Treasurer read previous months financial reports.

#### **V. COMMITTEE REPORTS**

- 1. FACILITIES Arch repair to be done. See new business.
- **2**. **ACC** –3 Permits approved, 1 denied; 9 Compliance letters sent; 6 Pending; 3 fine hearings, 2 continuing fines, 1 closed fine
- 3. PARKS/TRAILS More Vandalism.. see new business.
- **4. Entertainment/Activities** Easter egg hunt was very successful. Many thanks to Eva Banuelos and her volunteers for a great turn out. Saturday, May 13, Community yard sale and craft fair.

#### VI. CONTINUING BUSINESS -

 Top seal parking lot. Discussion between 3 quotes received by maintenance. Decision to go with Central Valley Paving at a cost of \$9,250 pending updated invoice received repairing cracks – Motion Doug McLain 2<sup>nd</sup> Dennis Dias Passed Unanimous

#### **VII. NEW BUSINESS**

- New lease Office #1 Motion made by Dennis Dias to approve lease of Office #1 as Massage Therapy. 2<sup>nd</sup> by Eva Banuelos. Passed Unanimous
- Re-Approve revised Board President's discretionary spending limit to \$1,500. Motion made by Doug McLain to approve discretionary spending limit to \$1,500 2<sup>nd</sup> by Dennis Dias. Passed Unanimous.

- Proposal Game Cameras at El Prado Park After a lengthy discussion between the board and audience members of different types of game cameras, costs, ongoing costs, etc the board will be looking into the different types of game cameras - Tabled
- 4. Trash Cans Discussion on placing trash cans at all the "parks" located in the subdivision. It was explained on how in the past when a trash can was placed at the natural area "parks" folks will dispose of their household trash/refuse which includes oil/biohazard items dead animals etc and the Association has to dispose of these items properly. At this time garbage cans are only at El Prado Park.
- 5. Hacienda Arch Repair The repair can be done in house for a material cost of \$3,000 A new location will be located on the lawn facing the gate so I will look similar but not going to be hit by delivery vans/vehicles Motion made by Dennis Dias to repair the sign at a material cost of \$3,000. 2<sup>nd</sup> by Eva Banuelos. Passed Unanimous.

**VIII. OPEN FORUM** – Trailblazer meetings, upcoming trail cleanings and fundraisers, Holiday Craft fair, trash at parks, violations issues.

## IX. NEXT MEETING DATE/ADJOURNED – Meeting was adjourned at 7:25PM Next scheduled general meeting is Wednesday, May 10, 2023 at 6:30 PM

Respectfully Submitted by: Chris Cox, on behalf of Dennis Dias, Board Secretary

The foregoing minutes were approved by the Board of Directors on <u>May 10, 2023</u>