

LAKE DON PEDRO OWNERS' ASSOCIATION
MINUTES OF THE
2023 ANNUAL MEMBERSHIP MEETING w/ DIRECTORS ELECTION &
GENERAL BOARD MEETING
Saturday, October 14, 2023, at 10:00 am

I CALL TO ORDER - PLEDGE OF ALLEGIANCE:

President Phyllis Cotta called the meetings to order at 10:12 am.

II WELCOME & ESTABLISH QUORUM of DIRECTORS

Board Members present: Pres. Phyllis Cotta, VP Douglas McLain, Board Secretary Dennis Dias, Treasurer Renee Anderson and Directors Chris Adams, Eva Banuelos and Larry King. A quorum of Directors is present.

III INTRODUCTIONS

- a. Current Directors & Staff – by Phyllis Cotta, President
- b. Members in attendance were asked to introduce themselves.
- c. Randy Rattray & Staff, Inspector of Elections (Remote Zoom Feed)

IV ANNUAL MEMBERS MEETING for ELECTION of DIRECTORS

Randy Rattray, Inspector of Election (by webcast) explained procedures if the ballot quorum not met for election at this meeting.

- Ballot count report - required Ballot Quorum of 25% (781 ballots) for election.
- Quorum was not met only 535 qualified ballots received.
- Advised the Board to extend ballot period to collect more ballots.

Motion by Renee Anderson to extend balloting period 30 days to Monday, Nov. 13th to collect more ballots, also to authorize an extension notice be mailed to all members with unreturned ballots, offering replacement ballots when requested. 2nd Dennis Dias. Passed, unanimous.

- Items VIII, IX and X on agenda are tabled until there is a ballot count and vote tabulation.

V GENERAL BOARD MEETING –

Committee Reports, Minutes, & Financials

- a) 2021/22 Association, Facility & Executive Session Reports by Phyllis Cotta
 - Improvements and repairs to facilities over the past year.
 - Increased usage of facilities for events and apartment rentals which rents along with property transfer fees help keep dues down.
 - Parking lot re-sealed & striped, replacing double doors in Pavilion, also washer & Dryer for housekeeping.
 - Over \$25,000 spent on Parks, including play equipment, shed & fence repairs, game cameras, potty service, gravel, etc.
 - Executive Session Report for Oct. 10, 2023:
 - Fine Hearing held.
 - Guest speaker Mariposa County Compliance Officer Corrina Miranda answered questions about regulations and enforcement at the county level.
- b) ACC Committee Report by Dennis Dias: 5 permits approved, 1 pending more information, a Fine Hearing, 8 violation letters. 5 cases reviewed: 2 closed, 2 fines continued, 1 new fine hearing scheduled.

- c) General Board Meeting Minutes for September 13, 2023. Motion to approve by Renee Anderson, 2nd Dennis Dias. Passed - 6 yes, Larry King abstained as he was not at that meeting.
- d) Financials: The June/End of Year 2022/2023 CPA Financial Review received showing good funding and accounting practices with no irregularities. Motion to approve by Doug McLain, 2nd Dennis Dias. Passed, unanimously.
 - Note: no September Monthly Financial Report, bookkeeper is out of town.
- e) Parks & Trails Report by Renee Anderson and Kim Cheatham: Cleanup and workday on 9/30/23 at El Prado Horse Park, trimmed trees and fixed horse hitch and trough. Another workday scheduled 10/15. Discussed perhaps a system to allow volunteers to help cleanup problem properties (with owner's written permission) with a small Assoc. fund to cover expenses. Mariposa Supervisor Poe discussed protocols when handling enforcement on county statute violations and offered his help with those problems.
- f) Activities/Events Report by Eva Banuelos: Holiday Craft Fair on Nov. 11 & 12th. Organizers have already filled Pavilion and will expand into Lounge also.

Note: Director King had to leave the meeting at this point.

VI UNFINISHED BUSINESS - None

VII NEW BUSINESS

1. Delinquent account liens: Motion by Dennis Dias to authorize LDPOA staff to record notices of delinquent Assessments (Liens) against 7 lots in the subdivision. 2nd Doug McLain. Passed, unanimous vote by all Directors present.
2. Motion by Dennis Dias to continue Assoc.'s 1/2 page ad in the new issue of the local phonebook for \$150. 2nd by Chirs Adams. Passed, unanimous vote.
3. Motion by Dennis Dias to replace two old elliptical machines with Gym quality units, one standing, one seated at cost \$1554 (w/o tax). 2nd by Renee Anderson. Passed, unanimous vote.

ANNUAL MEMBERS MEETING - n/a No ballot quorum. Items 8,9,10 tabled to 11/13/2023 Meeting.

VIII ELECTION RESULTS: n/a

IX. ADJOURN TO CLOSED EXECUTIVE SESSION: to choose officers – n/a

X RECONVENE TO OPEN SESSION – n/a

XI GENERAL BOARD MEETING - OPEN FORUM / GOOD OF THE ORDER: Audience comments.

Due to extensive discussion & comments during the Committee Reports on enforcement options, violations issues (squatting or camping on vacant lots, trashy properties, possible county health or building violations, and marijuana grows on vacant lots) there were no further comments.

XII ADJOURNMENT / NEXT SCHEDULED MEETING DATE: adjourned 12:15

Motion by Phyllis Cotta to adjourn these meetings to re-convene next on: **Monday, November 13, 2023 at 6:30 pm at the Hacienda** for a General Board Meeting and Election Ballot Count to determine the 2023 Board Election. 2nd by Dennis Dias. Passed, unanimous vote.

Respectfully Submitted by: Pam Hatler on behalf of Dennis Dias, Board Secretary

The foregoing minutes were approved by the Board of Directors on November 13, 2023.