

Discoverer

November 2023

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

LAKE DON PEDRO OWNERS' ASSOCIATION
5182 FUENTES DE FLORES
LA GRANGE, CA 95329
(209) 852-2312, info@ldpoa.com

Notice of Balloting Due Date Extension

Dear Owners,

In accordance with legal restrictions in our founding documents the requirement for an election ballot quorum starts at 40% (or 1,249) of ballots returned and if that is not achieved the requirement may be dropped to 25% (or 781).

On Wednesday, October 11, 2023 the Director's Election had not received enough ballots returned to meet the initial 40% required for a quorum on that date. We had anticipated that and had allowed for an automatic extension to the lower secondary quorum of 25% at the Annual Member's Meeting on Saturday October 14th, 2023.

Unfortunately, on Saturday, October 14, 2023, the total number of ballots returned still failed to meet even the lower required quorum of 25% (781 ballots).

The Board of Directors voted to extend the voting period for another 30 days, until Monday, November 13th, 2023, to solicitate the return of more ballots, in order to achieve a ballot quorum. This was the most cost-effective choice to complete a legal election.

Please note: If you returned your ballot – Thank You!
And you don't need to do anything further.

If you have not yet sent in your ballot – Please send them in.
(Be sure to sign the front of the return envelope.)

- Even if you don't know who to vote for – you can return an empty ballot and it will be counted towards the quorum needed!
- If you need a replacement ballot - contact the LDPOA Office and we'll have a replacement mailed to you.

LDPOA Calendar of Events

MONDAYS
Line Dancing Lessons 9:30 am

WEDNESDAYS
Yoga Class 9 am

November

- 11/4 Saturday
 - Lounge Reserved
- 11/5 Sunday
 - Apt A Reserved
- 11/7 Tuesday
 - ACC Meeting
- 11/8 Wednesday
 - Board Meeting
- 11/11 Saturday
 - Holiday Craft Fair 10 - 4
- 11/12 Sunday
 - Holiday Craft Fair 10 - 3
- 11/17 Friday
 - Apt A Reserved 11/17-18
- 11/18 Saturday
 - Pavilion & Kitchen Reserved
 - Apt B Reserved
- 11/22 Wednesday
 - Apts A & B Reserved 11/22 -25
- 11/23-26 Thursday – Sunday
 - OFFICE CLOSED



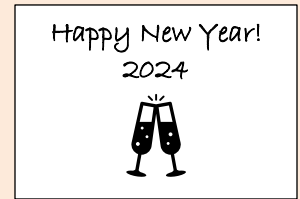
- 11/25 Saturday
 - Pavilion Reserved

December

- 12/2 Saturday
 - Apt A Reserved
 - 12/9 Saturday
 - Lounge Reserved
- Continued Next Column*

December cont.

- 12/12 Tuesday
 - ACC Meeting
- 12/13 Wednesday
 - NO Board Meeting – Holiday Hiatus
 - Apt A Reserved 12/13-15
- 12/16 Saturday
 - Lounge Reserved
- 12/21 – 12/25
Thursday - Monday
 - OFFICE CLOSED 
- 12/24 Sunday
 - Lounge Reserved
- 12/31 Sunday – New Years Eve



January

- 1/1/24 Monday
 - NEW YEAR'S DAY - OFFICE CLOSED
 - Apt A Reserved

Board Meeting Minutes and Monthly Financial reports are available after Board approval on the Associations' website:
www.LDPOA.com

The LDPOA Office now has two phone numbers to serve you!
209 852-2312 &
209 852-9361



Sat Nov. 11th
10 am – 4 pm
Sun Nov 12th
10 am – 3 pm

Qs? Contact: Renee reneefz1@att.net or Donna mdevelop1998@yahoo.com

CRAFTS & GIFTS!

The 2023 Annual Holiday Craft Fair

**LAKE DON PEDRO OWNERS' ASSOCIATION
BOARD OF DIRECTORS - MINUTES OF GENERAL MEETING
Wednesday, September 13, 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 6:36 pm,
Board Members present: Pres. Phyllis Cotta, Secretary Dennis Dias, Treasurer
Renee Anderson, Director Chris Adams. Absent: Directors Larry King & Eva
Banuelos. 12 people in attendance.

II. EXECUTIVE SESSIONS REPORT- Phyllis Cotta, President

Discussion on Committee Personnel
Discussion to change collection account from Allied to in-house.

III. APPROVAL OF MINUTES

July 12, 2023, Board Meeting minutes: Motion to approve by Renee Anderson,
2nd by Doug Motion passed - unanimous.
No August Meeting

IV. TREASURER'S REPORT – Renee Anderson, Treasurer

July Operating Account be ending balance of \$490,636.49.
July Reserve Savings Account ending balance of \$655,358.40.
No August Financials – Internet/Computer Issues
End of Year (including June) Financial Report in progress at CPA
Motion to approve Treasurer reports by Dennis Dias, 2nd by Renee Anderson.
Motion passed, unanimous.

V. COMMITTEE REPORTS

1. **FACILITIES** – Pavilion doors need to be replaced. Phones updated to new company.
2. **ACC –August:** 4 Permits approved, 1 Permit denied; 5 Compliance letters sent, 6 pending, closed 6, 1 referred to county, 2 fines started, 2 continuing fines s.
Sept. 8 permits approved, 3 pending, 1 letter sent, 9 closed, 2 fines October 2 Continuing fines.
3. **PARKS/TRAILS** – Trailblazers continuing with their outstanding clean up. At the last meeting 19 people were in attendance. Next clean update September 30th at El Prado Park.
4. **Entertainment/Activities** – Fall Community yard sale October 14th, 9:00 am – 2:00 pm Holiday Craft Fair November 11th, 10:00 am -4:00 pm November 12th 10:00 am- 3:00 pm

VI. CONTINUING BUSINESS –

1. Park Committee – Information for requested lights at El Prado Park. Committee members not in attendance.

VII. NEW BUSINESS

1. Per Bookkeeper's recommended procedure to allow Association CD's to automatically rollover when mature to continue generating substantial interest income. Motion made to automatically rollover CDs by Doug McLain 2nd by Renee Anderson. Passed Unanimous
2. Vote to approve member, Shelly Cummings to the ACC Committee – Motion made to approve Shelly on ACC by Dennis Dias 2nd by Doug McLain Passed Unanimous
3. Vote to move a collection account from Allied to in house. Motion made to move account from Allied to in house by Renee Anderson 2nd by Dennis Dias Passed Unanimous
4. Request to remove the additional \$50 halls sanitation fee now that deposits are increased and no covid protocol is needed. Motion to remove the additional \$50 fee by Dennis Dias 2nd by Doug McLain Passed Unanimous
5. Vote to replace existing 50+ year old double doors in Pavilion with steel doors in the amount of \$6975.63. Motion made by Dennis Dias to replace Pavilion doors at cost of \$6975.63 2nd by Renee Anderson Passed Unanimous
6. Request to hire a part time assistant part time housekeeper at 10 hours per week. Motion made by Dennis Dias to hire an assistant part time housekeeper at 10 hours per week. 2nd by Chris Adams – Passed Unanimous

Continued next column.

Meeting Minutes Continued

VIII. OPEN FORUM – Mariposa County violation issues, more communication between Association/counties and other agencies, volunteers, trash cans at parks, upcoming Holiday Craft Fair, trails.

IX. NEXT MEETING DATE/ADJOURNED – Meeting was adjourned at 7:50PM
Next scheduled general meeting is the Annual Members meeting/Board Election ballot count and board meeting on Saturday, October 14, 2023 at 10 am

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

The foregoing minutes were approved by the Board of Directors on October 14, 2023

Assoc. Financials

**The Year-End CPA Financial Review
July 2022-June 2023**

The annual Year-End CPA Review for the 2022/23 fiscal year was submitted and approved by the Board at the October 14, 2023 Board Meeting. The full 21 page report is available on the Association website: www.LDPOA.com under Governance > Financials > Annual Financial Reports.

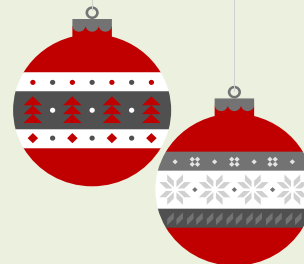
Monthly Financial Report

The September 2023 Monthly Financial Report was not submitted at the October board meeting – our bookkeeper was out of town on vacation. It will be submitted for approval at the November 13, 2023 Board Meeting.

Note:

After approval the monthly financial reports are available at the Association website: www.LDPOA.com
Under Governance > Financial Reports

**CRAFTS & GIFTS!
The 2023 Annual
Holiday Craft Fair**



**Opens at 10 am
Sat & Sun
Nov. 10th & 11th**

**Questions & Booth Reservations contact:
Renee Burrett reneefz1@att.net or
Donna Jean mdevelop1998@yahoo.com
Booths are \$25 (1 table included) add. tables \$10 ea.**

End of Term Facilities Report – Usage and Upkeep September 2022 - October 2023

Facilities:

Our event facilities include two Event Halls, the large Pavilion (capacity up to 300) and the more intimate Lounge for smaller events, the Courtyard and large lawn areas that are also used for events, and an Event Kitchen with commercial appliances. In addition, we have two rental apartments with full kitchens (a 3B, 2 bath and a 2B, 1 bath) that can be rented separately or in conjunction with event rentals. In addition to these general use facilities we have for our owners an exercise room with gym quality equipment, a lending library, and the seasonal swimming pool which is open Memorial Day through September.

The Hacienda was built in 1968 and this 55 year old facility needs a lot of TLC to keep it in good shape and beautiful for all this use. We are fortunate to have a skilled Maintenance Manager in Jeff Cotta who takes care of the constant upkeep and repairs necessary to keep it up to standard. His various skills save the Assoc. thousands and thousands of dollars each year, helping us maintain some of the lowest annual member dues in California. He is assisted by part-time housekeeping staff who do an excellent job with prepping and re-setting the two rental apartments, and general cleaning and prep of the entire facility including the two event halls, kitchen, 6 rest rooms, office, and the gym/library.

Usage:

The most consistent use of the Hacienda event facilities are during the 52 weekends a year for events ranging from large weddings, quinceaneras, family gatherings, milestone anniversaries, and celebrations of life; to smaller parties, kids birthdays, bridal or baby showers, holiday dinners, and meetings. Remember: Members (property owners) are allowed rent-free use of the Lounge once a year and of the Pavilion once in three years! Often the Hacienda apartments are rented together with events to host out-of-town family etc. Non-Members also rent the facilities and the apartments (at higher rates). We also have community meetings, school functions and events held by charitable organizations. The Association usually donates the use of the facilities for these types of events. The Association also hosts or co-hosts several community service events during the year and allows for community interest classes when they can be worked into the overall scheduling. With over 3,000 lots that have use privileges, additional non-member reservations, and community events scheduling can get quite interesting.

The following use statistics are from October 2022 – September 2023

Note: Reservations & Usage are most common on the 52 weekends.

The Pavilion: 26 reservations (most including day before setup and day after cleanup).

The Lounge: 39 reservations (some also including prior day setup)

Event Kitchen: 17 reservations

Apartment A (3B, 2b): 69 (52 weekend + 17 weeknights)

Apartment B (2B, 1b): 84 (52 weekends + 32 weeknights)

Community & Civic Events Hosted:

November 2022 Craft Fair, April Easter Egg Hunt, Don Pedro High Prom, Spring Community Yard Sale, 2 week-long sessions of County Recreation Swim Lessons, a County Community Meeting, and also weekly classes in Line Dancing and for yoga.

Exercise Room / Library & Pool Facilities Usage: (from access tag use)

Gym/Library: 10,417 in 12 months (average 868 entries each month)

Pool Gate (May 26th – Sept. 30th): 3,102 (average 775 entries per month)

Continued next column

Report continued

Facilities Maintenance – Repairs & Improvements:

Replaced commercial ice machine.

5 year sealing on full parking lot.

Replaced heat pump compressor.

Replaced housekeeping washer & dryer.

Replaced flooring in main office and lobby with laminate flooring.

Replaced original light panels in main office with cheaper usage LED fixtures.

Replaced old computer in office.

Revamped & upgraded network wiring & components with new compact cabinet in office.

Replaced remaining original double door in Pavilion with code compliant metal fire door.

Purchased 2 game cameras for El Prado Park.

In Process Projects

Toddler Play area purchased for El Prado Park – installation to be scheduled w/committee.

Replacement & upgrade of Hacienda commercial septic system's electronic monitoring panel.

Hacienda flat roof sections re-surfacing

Rehab & sink replacement project for 2 rest rooms by the Pavilion.

Prepared by:

Lake Don Pedro Owners' Association Office



Calling All Members!

PLEASE return your ballots
Even if they're blank with no votes

They still count towards the returned ballot quota needed to complete the Board election.

Every delay increases the expense of the election.

This is your money – Lets not waste it.

If you need a replacement Ballot – Notify the LDPOA Office and we'll have a new one sent to you.

info@LDPOA.com 209 852-2312 or 209 852-9361
5182 Fuentes de Flores, La Grange, CA 95329

Have a Happy & Healthy Thanksgiving!

LDPOA Office will be closed
Wed – Sun, Nov 22nd –26th
for the Holiday



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

RENTAL RATES FOR EVENT HALLS & KITCHEN

Rents:	Member	Non-Member
Pavilion (large 3,440 sq ft)	\$300*	\$ 900
Lounge (smaller 1,595 sq ft)	\$ 75*	\$ 400
Kitchen	\$ 100	\$ 200

Extra Member Benefits: Rent Free personal use of the Lounge once (1) per year & of the Pavilion once (1) every three (3) years. (Subject to availability.) Additional member bookings charged as shown.

REFUNDABLE DEPOSITS FOR EVENT RENTALS:

(Deposits refunded if: rental rules are followed, no Damages & cleanup is completed)

Deposits:	Member	Non-Members
Pavilion	\$ 500	\$ 1000
Lounge	\$ 400	\$ 1000
Kitchen	\$ 100	\$ 1000

RENTAL RATES & DEPOSITS FOR APARTMENTS

* Check in is 1 – 4pm Check out is 10:30 am

Refundable Deposits Required for Reservations

(Deposits are refunded if there are no losses or damages and rental rules are followed)

Member & Non-Member Rates

Apartment "A" (Upstairs, sleeps 8)			
Daily Rate	\$ 210	\$300	Apr - Sep
Weekly Rate	\$1,260	\$1,800	
Daily Rate	\$150	\$240	Oct.- Mar
Weekly Rate	\$840	\$1,440	
DEPOSIT:	\$350	\$500	
Apartment "B" (Downstairs, sleeps up to 6)			
Daily Rate	\$ 180	\$216	Apr – Sep
Weekly Rate	\$1,080	\$1,296	
Daily Rate	\$120	\$180	Oct.- Mar
Weekly Rate	\$660	\$1,020	
DEPOSIT:	\$300	\$360	

ADDITIONAL RENTAL INFORMATION

All Reservations are Subject to Availability

Deposits and insurance are required for events.
 Event curfew is 10:30 pm
 with cleanup by Midnight.

For no additional cost: Banquet tables, chairs, Pavilion stage risers, courtyard, front lawn, Side lawn area, tables & chairs and large event barbeque. (Subject to availability.)

NON-PROFIT ORGANIZATIONS: Board approved entities are allowed rent free use of the Pavilion and Lounge twice per year. (Subject to availability.) A \$50 Sanitation Fee is charged for each hall. Additional uses charged at member rates. Kitchen use fee is \$100.

Deposits, completed Use Agreement forms & insurance certificates are required each time.



Commercial Office Rentals

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

Office Services

Scan & Email .10 cents per page
 Copies .10 cents per 8.5 x11 page (1 side)
 .20 cents per 11x17 sheet (1 side)
 The office is happy to make copies or to scan & email documents for you.

Office Hours: Mon – Wed, Fri & Sat 9am - 4:30pm
Closed: Sun, Thurs & Major Holidays
Ph: 209 852-2312 or 209 852-9361
Email: info@ldpoa.com **Web:** www.ldpoa.com

2023 Dues of \$120 were due on July 1st

Please make sure that our office has your correct mailing address!

The annual billing statements were sent out on May 30th

If for some reason, you did not receive your bill, your dues were still due and payable.
 (We cannot control the mail)

On Aug. 1st unpaid 2023 Dues received a \$12 Late Fee.
On Sept. 1st, additional 1% monthly interest charges start on all accounts over 30 days past due.

Accounts on payment plans can avoid the additional charges.
We will work with you.
 209 852-2312 info@ldpoa.com

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 Wednesday, November 8th.**
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC Meeting will be on Tuesday, November 7th.** Please send all submissions to the LDPOA Office by Friday, Nov. 3rd to assure being included on the ACC agenda.
- Attention: Do you have a special request for the Association?** Any individual or group with a special request for an activity, project or improvement etc. must submit their proposal for approval at a Board Meeting and be present at the meeting to obtain approval.
- Please Note:** Requests must be submitted in writing and listed on the meeting agenda to be considered at the Board Meeting. **The agenda is set one week before the meeting.**



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

The Discoverer is produced and distributed by 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

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Change of Address

It is the responsibility of the Lake Don Pedro property owners who have moved or will be moving to send in a change of address in order to keep receiving important Association mailings and the Discoverer.

BOARD OF DIRECTORS

- Phyllis Cotta.....Assoc. President
- Doug McLain.....Assoc. VP
- Dennis Dias.....Board Secretary
- Renee Anderson..... Treasurer
- Larry King Director
- Eva Banuelos Director
- Chris Adams Director

Correspondence to the Board or Association Office should be sent to:

Lake Don Pedro Owners' Assoc.
 5182 Fuentes de Flores, La Grange, CA 95329

office ph.: 209-852-2312
 office fax: 209-852-2771
 Email: info@LDPOA.com
 Web: www.LDPOA.com

Moving? Please notify the LDPOA Office!

You may contact us by: email info@LDPOA.com,
 Or our website at www.ldpoa.com
 By phone 209.852.2312 or Mail to:
 5182 Fuentes de Flores, La Grange, CA 95329

Be sure to include the following information:

- *Owner's Name
- *Old Address
- *New Address
- Account or Lot #
- Multiple Lots?
- Phone and/or **Email

* Indicates information required to update account

** If email is supplied a confirmation of change will be sent.