

Official publication of the Lake Don Pedro Owners' Association

Discoverer

December 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, FAX (209) 852-2771
info@ldpoa.com

2023 BOARD OF DIRECTORS ELECTION RESULTS

The two new Directors elected for the term of October 2023 to Oct 2026 are: Kiberly Cheatham & Chris Lowey

Congratulations to our two new Directors!

We are grateful to all our candidates for their willingness to serve our community.

LDPOA CALENDAR OF EVENTS on page 2

The Board, Staff and Assoc. Members wish to express our sincere appreciation to the outgoing Directors Doug McLain & Larry King for their service on the LDPOA Board. And to Doug McLain for not only 6 years on the Board but also serving on the very time consuming ACC Committee. These are unpaid volunteer positions and they served our community with distinction.

We Thank You

California Elections Company

Official Ballot + Write In Cumulative Tally

Lake Don Pedro Owners' Association - 2023 Election of two (2) Directors

NOVEMBER 13, 2023

Candidate Name: (Vote for 2)	1st Position	2nd Position	Total Votes:	Elected:
Kimberly Cheatham	232	45	277	✓
Chris Lowey	186	46	232	✓
Dan McKague	68	15	83	
Douglas McLain	98	36	134	
Eduardo Pedreira	158	32	190	
Barry L Prock	136	25	161	
John Woods	131	21	152	
Write In: Tara Henderson	1	1	2	
Write In: Gustavo Elias	1		1	
Write In: Thomas Davis	1		1	
Write In: No one	1	1	2	
Write In: Blank no name	1		1	
Write In:				
Write In:				
Write In:				
Write In:				
Write In:				
Write In:				
Write In:				

TOTAL Ballots Counted: 682

Inspector Of Elections: 

Date: November 13, 2023

The LDPOA Office now has two phone numbers to serve you!
 209 852-2312 (for general info & Pam)
 & 209 852-9361 (for Chris)

*However You Choose to
 Celebrate the Season
 We wish you
 JOY & PEACE
 and a Healthy New Year!*



LDPOA Calendar of Events

MONDAYS
Line Dancing Lessons 9:30 am

WEDNESDAYS
Yoga Class 9 am

December

- 12/2 Saturday
 - Apt A Reserved
- 12/9 Saturday
 - Lounge Reserved
 - Pavilion & Kitchen Reserved
- 12/11 Monday
 - Apt A Reserved 12/11-15
- 12/12 Tuesday
 - ACC Meeting
- 12/13 Wednesday
 - NO Board Meeting – Holiday Hiatus
- 12/15 Friday
 - Apt B Reserved 12/15-16
- 12/16 Saturday
 - Lounge Reserved
- 12/21 – 12/25 Thursday - Monday
 - OFFICE CLOSED
- 12/22 Friday
 - Apt A Reserved 12/22-28
- 12/23 Saturday
 - Apt B Reserved 12/23-26
- 12/24 Sunday
 - Lounge Reserved
- 12/31 Sunday –
 - New Years Eve**



Happy New Year!
2024



January

- 1/1/24 Monday
 - NEW YEAR'S DAY - OFFICE CLOSED
- 1/9/24 Tuesday
 - ACC Meeting
- Jan Board Mtg Moved to 24th**
- 1/24 Wednesday
 - Jan Board Mtg 6:30 pm
- 1/27 Friday
 - Lounge Reserved

February

- 2/3 Saturday
 - Lounge Reserved
- 2/4 Sunday
 - Apt A Reserved
- 2/13 Tuesday
 - ACC Meeting
- 2/14 Wednesday
 - Board Meeting
- 2/19 Monday
 - President's Day OFFICE CLOSED

Statements of Revenues, Expenses and Changes in Fund Balances
October 2023
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
REVENUES						
Assessments	0.00		339,640.00	35,000.00	374,640.00	374,640.00
Plan Check Income	50.00		250.00		250.00	0.00
Apartment Rental	3,310.00		9,988.00		9,988.00	22,000.00
Hall Rental	130.00		2,708.00		2,708.00	500.00
Office Rental	532.00		2,431.00		2,431.00	6,000.00
Interest Income - Receivables	579.40		1,708.92		1,708.92	2,000.00
Interest Income - Bank	0.00	1,864.45	0.00	7,523.94	7,523.94	1,000.00
Other Income	318.80		2,665.50		2,665.50	5,000.00
Late Fees	0.00		8,136.00		8,136.00	5,500.00
Fines	250.00		1,750.00		1,750.00	0.00
Transfer Fees	1,400.00		5,600.00		5,600.00	22,000.00
Total Revenues	6,570.20	1,864.45	374,877.42	42,523.94	417,401.36	438,640.00
EXPENSES						
Bad Debt Expense	1,000.00		4,028.96		4,028.96	12,000.00
Board Expenses	0.00		0.00		0.00	500.00
Copier Costs	0.00		962.05		962.05	2,500.00
Office Supplies	383.90		1,169.76		1,169.76	1,500.00
Office Salaries	5,491.75		28,313.50		28,313.50	81,500.00
Travel / Mileage	72.05		172.97		172.97	500.00
Legal	0.00		0.00		0.00	500.00
Accounting	0.00		2,090.00		2,090.00	5,000.00
Publication Costs	0.00		0.00		0.00	17,200.00
Computer / Internet	743.58		4,149.99		4,149.99	6,000.00
Election	0.00		0.00		0.00	100.00
Collections	677.00		1,527.00		1,527.00	2,500.00
Public Relations	143.81		143.81		143.81	500.00
Postage & Delivery	19.99		912.56		912.56	2,000.00
Merchant Fees	553.39		4,018.29		4,018.29	6,000.00
Insurance	8,101.37		27,660.52		27,660.52	75,100.00
Taxes / License / Filing Fees	1,169.00		2,239.00		2,239.00	7,500.00
Workers Comp Insurance	461.90		2,403.00		2,403.00	2,000.00
Hacienda Maintenance Salary	5,800.00		24,920.00		24,920.00	72,800.00
Pool Monitor Salary	624.00		9,140.00		9,140.00	9,900.00
Janitorial Salary	2,358.00		8,125.50		8,125.50	21,840.00
Payroll Tax Expense	1,117.69		5,739.08		5,739.08	13,000.00
Salary Expenses - Other	54.00		762.50		762.50	6,000.00
Electric (Hacienda)	1,237.27		13,372.51		13,372.51	20,000.00
Electric (Well)	291.99		3,674.63		3,674.63	3,500.00
Electric (El Prado Park)	56.42		265.19		265.19	1,000.00
Electric (Bam)	0.00		58.78		58.78	100.00
Water (El Prado Park)	238.18		952.72		952.72	1,700.00
Reserve Study	0.00		0.00		0.00	300.00
Propane	0.00		0.00		0.00	1,000.00
Trash Removal	0.00		1,806.16		1,806.16	4,000.00
Office Telephone	0.00		1,675.45		1,675.45	3,000.00
Hacienda Miscellaneous Expense	-30.00		30.00		30.00	0.00

Hacienda Maintenance Supplies	461.55		2,764.45		2,764.45	4,000.00
Hacienda Maintenance Repairs	1,408.50		1,717.86		1,717.86	2,000.00
Reserve Project Expenses	7,584.11		11,967.10		11,967.10	0.00
Septic Maintenance	0.00		1,800.00		1,800.00	1,800.00
Well Water & Septic Testing	0.00		997.70		997.70	3,000.00
Maintenance Equipment	0.00		249.00		249.00	500.00
Well Maintenance	0.00		0.00		0.00	500.00
Hacienda - Security	121.68		544.90		544.90	1,500.00
Pool Maintenance	0.00		1,807.28		1,807.28	1,500.00
Apartment Expenses	0.00		38.82		38.82	300.00
Peat & Weed Control	0.00		302.00		302.00	1,000.00
Janitorial Supplies	538.35		2,200.21		2,200.21	1,000.00
Park Expense	378.41		528.18		528.18	2,000.00
Payroll Expenses	610.00		1,120.00		1,120.00	3,500.00
Total Expenses	41,487.89	0.00	176,351.43	0.00	176,351.43	408,640.00
Excess (Deficiency) of Revenues Over Expenses	-34,917.69	1,864.45	198,525.99	42,523.94	241,049.93	
Board-Approved Interfund Reclassifications and Transfers	(2,916.67)	2,916.67	23,333.32	(23,333.32)		
Timing Adjustment from 6/30/23			19,035.06	0.56	19,035.62	
Fund Balance (Deficit) Beginning of Fiscal Year			100,630.00	650,607.00	751,237.00	
Fund Balance (Deficit) Month End	\$ (37,834.36)	\$ 4,781.12	\$ 341,524.37	\$ 669,798.18	\$ 1,011,322.55	

LAKE DON PEDRO OWNERS ASSOCIATION
Balance Sheet
As of October 31, 2023
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)

	Operations Fund	Replacement Fund	Total Funds
ASSETS			
Checking & Savings			
Petty Cash	4,111.51		4,111.51
BAC - Operating	294,585.84		294,585.84
Reserve - BAC (savings)		107,710.39	107,710.39
Reserve - BAC (CDs)		562,087.79	562,087.79
Assessments Receivable, less Allowance for Doubtful Accounts (\$180,612.35-\$130,333.89)	50,278.46		50,278.46
Prepaid Insurance	24,303.88		24,303.88
Undeposited Funds (received but not deposited)	(343.16)		(343.16)
Total Assets	\$372,936.53	\$669,798.18	\$1,042,734.71
LIABILITIES			
Accounts Payable	7,646.10		7,646.10
Refundable Deposits	19,680.00		19,680.00
Payroll Liabilities (Employer P/R Taxes)	1.96		1.96
Workers Comp	3,415.85		3,415.85
Other Liabilities	668.25		668.25
Total Liabilities	31,412.16		31,412.16
FUND BALANCE	341,524.37	669,798.18	1,011,322.55
Total Liabilities and Fund Balance	\$372,936.53	\$669,798.18	\$1,042,734.71

After Board approval the General Board Meeting Minutes and Monthly Financial reports are available in PDF form on the Associations' website: www.LDPOA.com under Governance > Financial



LAKE DON PEDRO OWNERS' ASSOCIATION
MINUTES OF ANNUAL MEMBERS & BOARD OF DIRECTORS MEETINGS
Saturday, October 14, 2023

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 are 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.

Continued next column....

Minutes Continued

- 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.

LDPOA Office
Holiday Closure Schedules

December 2023 - Happy Holidays!



Office Closed Thurs - Mon, Dec 21st - 25th
Office Open Tues - Wed, Dec 26th - 27th
& on Fri & Sat, Dec 30th & 31st
Office Closed Sun, Dec. 31st

January 2024 - Happy New Year!



Office Closed on Mon, Jan. 1st
Office Opens on Tuesday, January 2nd



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

* A \$50 sanitation Fee is charged for each Hall

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

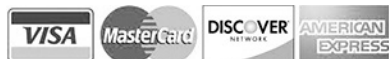
All Reservations are Subject to Availability

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
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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

- Eva Banuelos**Assoc. President
- Chris Adams**Assoc. VP
- Dennis Dias**Board Secretary
- Renee Anderson** Treasurer
- Phyllis Cotta** Director
- Kim Cheatham** Director
- Chris Lowey** 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 or 209-852-9361
 Email: info@LDPOA.com
 Web: www.LDPOA.com
 FaceBook: www.facebook.com/ldpoa

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.