



# Discoverer

January 2024

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

## LDPOA Calendar of Events

**MONDAYS**  
Line Dancing Lessons 9:30 am

**WEDNESDAYS**  
Yoga Class 9 am



### January 2024

Jan Board Mtg Moved to 24<sup>th</sup>

1/1 Monday  
➤ NEW YEAR'S DAY - OFFICE CLOSED

1/6 Saturday  
➤ Lounge Reserved

1/8 Monday  
➤ Bd Closed Executive Session 6pm

1/9 Tuesday  
➤ ACC Meeting

1/15 Monday  
➤ Lounge Reserved

1/20 Saturday  
➤ Lounge Reserved

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

2/6 Tuesday  
➤ Game Day  
➤ Possible BINGO Night

2/13 Tuesday  
➤ ACC Meeting

2/14 Wednesday  
➤ Board Meeting 6:30 pm

2/19 Monday  
➤ President's Day  
OFFICE CLOSED

### March

3/5 Tuesday  
➤ Game Day  
➤ Possible BINGO Night

3/10 Sunday  
➤ Daylight Savings Time

3/12 Tuesday  
➤ ACC Meeting

3/13 Wednesday  
➤ Board Meeting 6:30 pm

3/17 Sunday  
➤ St Patrick's Day

3/30 Saturday  
➤ Hacienda Easter Egg Hunt

3/31 Sunday  
➤ Easter

Statements of Revenues, Expenses and Changes in Fund Balances  
November 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
<b>REVENUES</b>						
Assessments	0.00		339,640.00	35,000.00	374,640.00	374,640.00
Plan Check Income	0.00		250.00		250.00	0.00
Apartment Rental	1,350.00		11,338.00		11,338.00	22,000.00
Hall Rental	100.00		2,808.00		2,808.00	500.00
Office Rental	1,374.00		3,805.00		3,805.00	6,000.00
Interest Income - Receivables	559.72		2,263.18		2,263.18	2,000.00
Interest Income - Bank	0.00	1,930.52	0.00	9,454.46	9,454.46	1,000.00
Other Income	175.00		2,840.50		2,840.50	5,000.00
Late Fees	0.00		8,160.00		8,160.00	5,500.00
Fines	250.00		2,500.00		2,500.00	0.00
Transfer Fees	2,660.00		8,120.00		8,120.00	22,000.00
<b>Total Revenues</b>	<b>6,468.72</b>	<b>1,930.52</b>	<b>381,724.68</b>	<b>44,454.46</b>	<b>426,179.14</b>	<b>438,640.00</b>
<b>EXPENSES</b>						
Bad Debt Expense	1,000.00		5,028.96		5,028.96	12,000.00
Board Expenses	0.00		0.00		0.00	500.00
Copier Costs	176.37		1,138.42		1,138.42	2,500.00
Office Supplies	235.00		1,404.76		1,404.76	1,500.00
Office Salaries	5,914.50		34,228.00		34,228.00	81,500.00
Travel / Mileage	183.13		356.10		356.10	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	3,306.98		3,306.98		3,306.98	17,200.00
Computer / Internet	743.83		4,893.82		4,893.82	6,000.00
Election	16,901.54		16,901.54		16,901.54	100.00
Collections	0.00		1,527.00		1,527.00	2,500.00
Public Relations	150.00		293.81		293.81	500.00
Postage & Delivery	119.99		1,059.79		1,059.79	2,000.00
Merchant Fees	454.68		4,472.97		4,472.97	6,000.00
Insurance	8,101.37		35,761.89		35,761.89	75,100.00
Taxes / License / Filing Fees	8,431.00		10,670.00		10,670.00	7,500.00
Workers Comp Insurance	439.35		2,842.35		2,842.35	2,000.00
Hacienda Maintenance Salary	5,320.00		30,240.00		30,240.00	72,800.00
Pool Monitor Salary	0.00		9,140.00		9,140.00	9,900.00
Janitorial Salary	1,943.00		10,068.50		10,068.50	21,840.00
Payroll Tax Expense	1,071.83		6,810.91		6,810.91	13,000.00
Salary Expenses - Other	530.00		1,292.50		1,292.50	6,000.00
Electric (Hacienda)	1,966.52		15,339.03		15,339.03	20,000.00
Electric (Well)	677.09		4,351.72		4,351.72	3,500.00
Electric (El Prado Park)	59.07		324.26		324.26	1,000.00
Electric (Barn)	0.00		58.78		58.78	100.00
Water (El Prado Park)	238.18		1,190.90		1,190.90	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	451.54		2,257.70		2,257.70	4,000.00
Office Telephone	-315.40		1,360.05		1,360.05	3,000.00
Hacienda Miscellaneous Expense	0.00		30.00		30.00	0.00
Hacienda Maintenance Supplies	474.27		3,238.72		3,238.72	4,000.00
Hacienda Maintenance Repairs	0.00		1,717.86		1,717.86	2,000.00
Reserve Project Expenses	961.13		12,928.23		12,928.23	0.00
Septic Maintenance	0.00		1,800.00		1,800.00	1,800.00
Well Water & Septic Testing	365.00		1,362.70		1,362.70	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	281.16		826.06		826.06	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
Pest & Weed Control	151.00		453.00		453.00	1,000.00
Janitorial Supplies	426.04		2,626.25		2,626.25	1,000.00
Park Expense	140.00		668.18		668.18	2,000.00
Payroll Expenses	198.04		1,318.04		1,318.04	3,500.00
<b>Total Expenses</b>	<b>61,096.21</b>	<b>0.00</b>	<b>237,474.88</b>	<b>0.00</b>	<b>237,474.88</b>	<b>403,640.00</b>
<b>Excess (Deficiency) of Revenues Over Expenses</b>	<b>-54,627.49</b>	<b>1,930.52</b>	<b>144,249.80</b>	<b>44,454.46</b>	<b>188,704.26</b>	
<b>Board-Approved Interfund Reclassifications and Transfers</b>	<b>(2,916.67)</b>	<b>2,916.67</b>	<b>20,416.65</b>	<b>(20,416.65)</b>	<b>-</b>	
<b>Timing Adjustment from 6/30/23</b>			<b>19,035.06</b>	<b>0.56</b>	<b>19,035.62</b>	
<b>Fund Balance (Deficit) Beginning of Fiscal Year</b>			<b>100,630.00</b>	<b>650,607.00</b>	<b>751,237.00</b>	
<b>Fund Balance (Deficit) Month End</b>	<b>\$ (57,544.16)</b>	<b>\$ 4,847.19</b>	<b>\$ 284,331.51</b>	<b>\$ 674,645.37</b>	<b>\$ 958,976.88</b>	

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

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

LAKE DON PEDRO OWNERS' ASSOCIATION  
MINUTES OF THE  
GENERAL BOARD MEETING & EXTENDED BALLOT COUNT for 2023  
DIRECTORS ELECTION  
Monday, November 13, 2023, at 6:30 pm

**I CALL TO ORDER & PLEDGE OF ALLEGIANCE:**

Phyllis Cotta, President called the meeting to order at 6:30 pm

**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 BALLOT COUNT – DIRECTORS ELECTION – Inspector of Election Randy Rattray & Staff**

Ballot count required Ballot Quorum of 20% (625 ballots) per new CA state law. 682 Ballots received – ballot quorum met. Ballot count by CA Elections staff commenced and witnessed by live Zoom video.

**IV GENERAL BOARD MEETING ITEMS**

1. Oct. 10, 2023 Executive Session Report by Phyllis Cotta: Discipline – Fine 2 Hearings
2. October 14, 2023 General Board Meeting & Annual Member's Meeting Minutes – Motion to approve by Dennis Dias, second by Renee Anderson. Approved, unanimous.
3. Treasurer's Report by Renee Anderson:  
September 2023 Monthly Financials – Operating \$315,301.84 & Reserve \$665,017.20  
October 2023 Monthly Financials – Operating \$294, 585.84 & Reserve \$669,798.18  
Motion to approve Sept. & Oct. monthly financial reports by Dennis Dias, second by Doug McLain. Approved, unanimous.
4. Committee Reports
  - o ACC Report by Dennis Dias: Permits; 1 approved, 1 pending account brought current. Compliance: 4 letters, 1 registered notice, 1 new fine, 2 fines continued, 2 Fine Hearings scheduled on Dec. 12<sup>th</sup>.
  - o Parks & Trails Committee Report by Renee Anderson: The Trailblazers have adopted a section of Hwy 132 raising \$250 bi-monthly from this.
  - o Activities/Events Report by Eva Banuelos: The 2<sup>nd</sup> year Trunk or Treat was attended by 3 times as many as last year, and the Annual Holiday Craft Fair was held last Sat. & Sun and looked to be very successful.

**Ballot count and tabulation continues – see after New Business for Results / Items V, VI, VII on page 2**

**VIII CONTINUING BUSINESS – None**

**IX NEW BUSINESS – 'Discussion' refers to a Board Discussion only. (Not a general discussion)**

1. **Motion** to approve Lions Club donation request for the annual Don Pedro Christmas Baskets, \$200 more than last year by Dennis Dias, second by Chris Adams. Approved Unanimous. NOTE: Upon checking, Assoc. did not donate last year – Pres. E. Banuelos later designated \$200
2. Parks Committee request to add a connecting fence at El Prado Park with both a locked vehicle access gate, and an open walk-through gate, and a graded pedestrian path from there to the play area. **Motion** to approve project as submitted with \$1300 budget by Doug McLain, second Dennis Dias. Passed, unanimous.
3. **Discussion:** re request to fund dump fees & other volunteer expenses (fuel, etc.) incurred during general clean up of parks and trails. Line item or add to Park Expenses budget and estimates? Need more specific information. - Currently volunteers may request reimbursement on case by case basis.
4. **Discussion:** Re a volunteer committee to aid out-of-area or distressed property owners in clean up projects. Criteria? Insurance? Equitable treatment of owners' issues. Funding supplies & dump fees? No resolution.
5. **Discussion:** Re replace or repair the vandalized & destroyed Port-A-Potty at El Prado. Perhaps replace with cheaper standard model. - Renee Anderson will check into repair costs vs replace.

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*Continued next column*

LAKE DON PEDRO OWNERS ASSOCIATION  
Balance Sheet  
As of November 30, 2023  
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)

	Operations Fund	Replacement Fund	Total Funds
<b>ASSETS</b>			
Checking & Savings			
Petty Cash	870.38		870.38
BAC - Operating	260,808.18		260,808.18
Reserve - BAC (savings)		110,658.88	110,658.88
Reserve - BAC (CDs)		563,986.49	563,986.49
Assessments Receivable, less Allowance for Doubtful Accounts (\$176,680.62-\$130,177.97)	46,502.65		46,502.65
Prepaid Insurance	16,202.51		16,202.51
Undeposited Funds (received but not deposited)	(301.00)		(301.00)
<b>Total Assets</b>	<b>\$324,082.72</b>	<b>\$674,645.37</b>	<b>\$998,728.09</b>
<b>LIABILITIES</b>			
Accounts Payable	14,480.76		14,480.76
Refundable Deposits	19,570.00		19,570.00
Workers Comp	3,855.20		3,855.20
Other Liabilities	1,845.25		1,845.25
<b>Total Liabilities</b>	<b>39,751.21</b>		<b>39,751.21</b>
<b>FUND BALANCE</b>	<b>284,331.51</b>	<b>674,645.37</b>	<b>958,976.88</b>
<b>Total Liabilities and Fund Balance</b>	<b>\$324,082.72</b>	<b>\$674,645.37</b>	<b>\$998,728.09</b>

*Page 2 continued*

6. **Discussion:** Re replace or repair the vandalized & destroyed Port-A-Potty at El Prado. Perhaps replace with cheaper standard model. - Renee Anderson will check into repair costs vs replace.
7. **Discussion:** Due to severe vandalism problem at El Prado should we even install the \$30,000 plastic toddler play structure? - Address the vandalism first with new fence project then install.
8. **Discussion:** whether the Assoc. should conduct a poll concerning future use possibilities at El Prado Park? – No.

**Items V, VI, & VII Delayed by Ballot Count:**

**V ELECTION RESULTS – Randy Rattray, Inspector of Election**

1. 2023 Ballot Count & Election Results Report: Total ballots counted 682. Total votes per candidate: Kimberly Cheatham 277, Chris Lowey 232, Dan McKague 83, Douglas McLain 134, Eduardo Pedreira 190, Barry L Brock 161, John Woods 152. Kimberly Cheatham & Chris Lowey elected.
2. Thanks to retiring Directors and Seat new Directors.
3. Thanks to Randy Rattray & Staff for conducting election.

**VI ADJOURN TO CLOSED EXECUTIVE SESSION to choose Board Officers for 2023/24**

**VII RECONVENE TO OPEN SESSION –**

1. Board Officers for 2023/24: President Eva Banuelos, VP Chris Adams, Secretary Dennis Dias, Treasurer Renee Anderson.

**X OPEN FORUM / GOOD OF THE ORDER: Audience comments. (3 min. limit)**

Much discussion of El Prado Park use, co-ordinating on projects with volunteer groups such as Trailblazers and Don Pedro Disciples etc. Use of Assoc. funds for general community projects as differed from Association projects.

**XV ADJOURNMENT / NEXT SCHEDULED MEETING DATE:**

No December Meeting – Holiday Hiatus  
Next General Board Meeting Wednesday, January 24, 2024 – 6:30 pm at the Hacienda.

The January meeting is scheduled late in the month because the information on the annual insurance renewal package is not available until that time but must be voted on before Feb. 6, 2024.



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

**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](mailto:info@ldpoa.com) **Web:** [www.ldpoa.com](http://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](mailto:info@ldpoa.com)

**Important Information**

- The General Board Meeting schedule for January is adjusted to the 4<sup>th</sup> Wednesday of the month at 6:30 pm on **Wednesday, January 24<sup>th</sup>** because of the timing of the annual insurance renewal.
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC Meeting will be on Tuesday, January 9<sup>th</sup>.** Please send all submissions to the LDPOA Office by Friday, Nov. 3<sup>rd</sup> 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.**

**Moving? Please notify the LDPOA Office!**

You may contact us by: email [info@LDPOA.com](mailto:info@LDPOA.com),  
 Or our website at [www.ldpoa.com](http://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	Account or Lot #
*Old Address	Multiple Lots?
*New Address	Phone and/or **Email

\* Indicates information required to update account  
 \*\* If email is supplied a confirmation of change will be sent.



Discoverer is available free to all members of the Lake Don Pedro Owners' Association.  
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**Publisher:** Lake Don Pedro Owners' Assoc.  
**LDPOA office ph.:** 209-852-2312  
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**Email:** [info@LDPOA.com](mailto: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**

- 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](mailto:info@LDPOA.com)  
 Web: [www.LDPOA.com](http://www.LDPOA.com)  
 FaceBook: [www.facebook.com/ldpoa](http://www.facebook.com/ldpoa)