

LAKE DON PEDRO OWNERS' ASSOCIATION  
MINUTES OF THE GENERAL BOARD MEETING  
WEDNESDAY, FEBRUARY 14, 2024, at 6:30 pm

**Executive Session: 5:30 pm**

**General Meeting**

- I CALL TO ORDER & PLEDGE OF ALLEGIANCE: 6:37 pm** by Eva Banuelos, President.
- II EXECUTIVE SESSIONS REPORTS** by Eva Banuelos, President  
No January 24, 2024 Executive Session  
Feb. 13, 2024 Executive Session / Fine Hearing  
Feb. 14, 2024 Executive Session: contracts/agreements, painting, payroll, rental/use
- III MINUTES** of January 24, 2024 Board Meeting (including small correction requested by Renee Anderson) presented by Dennis Dias, Board Secretary. Motion to approve as corrected by Chris Lowey, 2<sup>nd</sup> by Renee Anderson. Approved unanimously.
- IV TREASURER'S REPORT** by Renee Anderson, Treasurer  
January 2024 Monthly Financials: Operations Account \$236,462.28; Reserve Account \$116,560.59 + Reserve CDs. Motion to approve by Phyllis Cotta, 2<sup>nd</sup> by Chris Lowey. Approved unanimously.
- V COMMITTEE REPORTS – Reports Only (no questions or discussions - those are during Open Forum)**
- Facility Report** by Chris Adams: Only current extra project is working at parks in between rains for fence project, annual week spraying, trim, mowed, etc.
  - ACC Report** by Dennis Dias: Permits, approved 7, denied 2, 1 pending more info. Compliance, Issued 7 case letters, 4 closed cases, 4 pending response, 4 invites to meet w/committee, 5 registered letters. Additional report by Shelley Cummings of Committee: New compliance officer for Mariposa County Bart Conner. Mariposa Co. is also enforcing removal of squatter on lot that Assoc contacted them about (hopefully by Tuesday).
  - Parks & Trails Reports** by Renee Anderson & Kim Cheatham: The Trailblazers had a hike with a good turnout, cleared a section of Violetta Loop & and also two roadways with 21 bags of garbage removed.
  - Activities/Events Report** by Eva Banuelos: Game Nights start March 5<sup>th</sup> (1<sup>st</sup> Tues each mo.) from 6 – 9pm, Eva Banuelos will be Assoc. representative for open/close.
- Motion to accept committee reports** by Dennis Dias, 2<sup>nd</sup> by Chris Adams. Approved, unanimously.
- VI CONTINUING BUSINESS -**
- Project/Vote:** 4 Bids for Hacienda exterior painting (Reserve) project reviewed in Executive Session. Motion to approve accepting the bid by local AAA Painters by Dennis Dias, 2<sup>nd</sup> by Kim Cheatham. Approved, unanimously.
  - Request:** Adriana & Victor Ramirez request to use the Hacienda Kitchen for commercial resale food preparation. Parties not in attendance – Motion to table to March meeting by Renee Anderson, 2<sup>nd</sup> by Phyllis Cotta. Tabled by unanimous vote.
  - Request:** Jacob Erickson requests to be able to use the Hacienda exercise room to work with clients. Parties not in attendance – Motion to table to March meeting by Renee Anderson, 2<sup>nd</sup> by Phyllis Cotta. Tabled by unanimous vote.
  - Vote:** Whether to add funds to Parks budget for dump fees reimbursements. Discussion. Motion to add \$200 to parks budget for dump fees reimbursement by Eva Banuelos, 2<sup>nd</sup> by Chris Lowey. Approved, unanimously.

5. **Event Proposal by Eva Banuelos:** 1<sup>st</sup> Sunday spring & summer Evening Concerts on hill behind Hacienda. Eva Banuelos motioned to table this idea for more research, 2<sup>nd</sup> Phyllis Cotta. Approved, unanimously.
6. **Maintenance:** 5 Custom 18x24 reflective, painted, aluminum, park signs for parks. [Reserve item] Motion to approve by Dennis Dias, 2<sup>nd</sup> Kim Cheatham. Approved, unanimously.

**VII NEW BUSINESS** – ‘Discussion’ refers to **Discussion by the Board only**. (Not a general discussion)

1. **Proposed Policy:** Non-Assoc. use of the Hacienda facility for classes by instructors or outside vendors must provide insurance for their activities/classes. Motion to approve policy as stated by Dennis Dias, 2<sup>nd</sup> by Chris Adams. Approved, unanimously.
2. **Request/Discussion/Vote:** Berit Brown requests to start a Tai Chi for arthritis and fall prevention class on Tuesday mornings at 10 am in the Lounge, college semesters schedule (Sep – Dec & Jan – May). Certified instructor with insurance. Motion to approve by Chris Lowey, 2<sup>nd</sup> Phyllis Cotta. Motion approved, unanimously.
3. **Vote:** Annual renewal of contract for payroll outsourcing. No change in fee. Motion to approve renewal of contract services by Phyllis Cotta, 2<sup>nd</sup> by Chris Adams. Approved, unanimously.
4. **Vote:** Replace 5 11ft market umbrellas at \$220 each for \$1,100 + tax. [Reserve item]. Motion to approve by Dennis Dias, 2<sup>nd</sup> by Eva Banuelos. Approved unanimously.
5. **Vote:** Purchase certified playground bark for Hacienda slides to bring fall area back to code, 40 yards @ \$48 per yd. + delivery fee for \$2,365. [Reserve item] Motion to approve by Dennis Dias, 2<sup>nd</sup> by Chris Lowey. Approved unanimously.
6. **Discussion/ Vote:** Should Board send a “comment letter” to Mariposa Co. on Deerwood’s proposed project? If yes, what comments or concerns? Motion to send letter of no objection to County with 2<sup>nd</sup> letter to Deerwood with questions regarding Association members usage benefits, by Renee Anderson, 2<sup>nd</sup> by Dennis Dias. Approved unanimously.

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

*At this time, the members may comment on any item of interest within the jurisdiction of the Board.*

*Though the Board generally will not respond, please understand that we are listening carefully.*

*However, in compliance with state statutes (the Ralph M. Brown Act), the Board is not permitted to take action on non-agenda items and therefore, Board policy restricts Board discussion of non-agenda items. If appropriate, consistent with Board policy, the Board may direct scheduling an item for discussion and/or action on a future Board agenda.*

**IX MEETING ADJOURNED:** at 7:24 pm

**NEXT SCHEDULED MEETING DATE:** Next Board Meeting Wednesday, March 13, 2024 – 6:30 pm at the Hacienda.

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

The foregoing minutes were approved by the Board of Directors on March 13, 2024.