

LAKE DON PEDRO OWNERS' ASSOCIATION
GENERAL BOARD MEETING MINUTES
WEDNESDAY, April 10, 2024

Executive Session: 5:30 pm

General Meeting

- I CALL TO ORDER & PLEDGE OF ALLEGIANCE:** by President Eva Banuelos at 6:41 pm. Present: Eva Banuelos, Chris Adams, Dennis Dias, Renee Anderson, Kim Cheatham. Absent: Phyllis Cotta & Chris Lowey
- II EXECUTIVE SESSIONS REPORTS:** by Eva Banuelos and Chris Adams
March 13, 2024 Executive Session: Compliance /Fine Review of 2 cases
April 9, 2024 Executive Session: Fine Hearing/ 1 case
April 10, 2024 Executive Session: Discussion of finable issues and possible need for more clarity and/or new rules included.
- III APPROVAL OF MINUTES** for March 13, 2024 Board Meeting. Motion to approve by Chris Adams, 2nd by Dennis Dias. Passed, unanimous.
- IV TREASURER'S REPORT** by Renee Anderson, Treasurer. March 2024 Monthly Financials:
Operating Account: \$111,563.89, Reserve Account: \$92,140.85 (plus CD's at 571,459.46)
Motion to accept monthly financial reports by Dennis Dias, 2nd by Chris Adams. Passed, unanimous.
- V COMMITTEE REPORTS – *Reports Only (questions & comments are during Open Forum)***
- Hacienda Facility Report** by Chris Adams: general duties with added storm cleanup and extra projects; prep for Easter Egg Hunt event, the chain link fence repaired by pool, 5 market umbrellas replaced, 48 new folding chairs put into use, mowed 6 acres, burned brush piles, prep for pool season started.
 - ACC Report** by Dennis Dias – Permits: 6 approved, 1 denied. Compliance: Closed 7, 8 letters, 4 registered letters, 3 fines continued.
 - Parks & Trails Reports** by Chris Adams Parks weed sprayed, mowed, EP fence in progress. Kim Cheatham: Trail activities continue. Volunteers continue road trash pickup. Firewise signups ongoing.
 - Activities/Events Report** by Eva Banuelos: The Annual Easter Egg Hunt again a success 1,500 eggs filled plus 250 donated, prize baskets & E. Bunny in attendance. 2 Game Nights held. May Yard Sale. Motion to approve committee reports by Dennis Dias, 2nd by Chris Adams. Passed, unanimous.
- VI OPEN FORUM / GOOD OF THE ORDER:** Audience comments. **(3 min. limit)**
Some audience members discussed the adjusted agenda format and other suggestions, the new “Mommie & Me swim class added, and also discussion of possible sports at the Hacienda.
- VII CONTINUING BUSINESS - None**
- VIII NEW BUSINESS – ‘Discussion’ refers to a Board Discussion**
- Proposal:** Owners of T1069 requested that the Board issue a “no objections” letter as they wish to apply to the County to move the P&E easement to the other side of their lot. Motion by Dennis Dias to object/deny due to moving that section would break the connection to the rest of the trail. 2nd by Kim Cheatham. Passed, unanimous.
 - Proposal:** Increase staff hours to have office open 6 days a week (open on Thursdays, closed only on Sundays). This was tabled by consensus in Executive Session.

3. **Proposal:** Mr. Phillip Law (Owner T0772) proposes using his goats to manage the parks and trails. Mr. Law did not attend the meeting as requested. Motion to table by Kim Cheatham, 2nd by Chris Adams. Passed, unanimous.
4. **Vote:** Approval of 2024 Director's Election Calendar and in the event a full balloted election is required, select CA Elections as vendor and Randy Rattray &/or assist. as Inspector of Election. Motion to approve by Kim Cheatham, 2nd by Dennis Dias. Approved, unanimous.
5. **Discussion:** Andrea Walker (Owner M583) discussed the El Prado Park projects and improving the ball field. After the meeting was turned over to Mrs. Walker and the audience this ended up as a long presentation (38 min.), with numerous audience members speaking on this and also many side subjects brought up. No Board action.
6. **Proposal:** Heather Weightman requests using the Lounge weekly for meetings of Girl Scout Troop 1441. Insurance. Deposits. Rent. (Assoc. policy is 2 free uses for approved Charitable or Community groups.) Motion to approve use for two meetings a month (with GS organization insurance), by Dennis Dias, 2nd by Eva Banuelos. Approved, unanimous. *Note no reduction or waiver of deposits discussed or authorized.
7. **Reserve Replacement:** The exercise treadmill died (bought in 2014). Recommend purchase of Sole TT8 Commercial Treadmill at cost of approx. \$2,850. [Surveyed 5 rating sites, 6 brands, 12 commercial models, for ratings, warranties, durability & price]. Motion to approve purchase at that cost plus tax by Chris Adams, 2nd by Dennis Dias. Approved, unanimous.
8. **Proposal:** Include a letter with the annual dues statements with info about needed emails, ACC guidelines, etc. Cost approx. \$600. Motion to approve by Renee Anderson, 2nd by Kim Cheatham. Approved, unanimous.
9. **Proposal:** Board appoint committee to draft a resolution clarifying several ACC issues with specific, simple prohibitions or restrictions example: items, animals or vehicles placed on unimproved lots; camping on unimproved lots. And a second Resolution to amend the Assoc. fine policy to include specified items from the new rules that are to be included under finable offences within the Assoc. fine policy. Upon approval of the draft resolutions, they are to be publicized to the Assoc. membership for not less than 30 days, nor more than 60 days, prior to a Board vote on whether to ratify said Resolutions. Motion to approve by Renee Anderson, 2nd by Chris Adams. Approved, unanimous.
10. **Proposal:** Use the funds from the Craft Fair Fundraiser to pay the \$500 required for public access insurance for the 2 additional monthly activities (Game/Bingo Night & Karaoke Night). Motion to approve by Dennis Dias, 2nd by Kim Cheatham. Approved, unanimous.

IX ADJOURNMENT / NEXT SCHEDULED MEETING DATE: Meeting adjourned at 8:38 pm
Next Board Meeting Wednesday, April 10, 2024 – 6:30 pm at the Hacienda.

Respectfully submitted by Pam Hatler for Dennis Dias, Secretary.

Board Approved on : May 8, 2024 .