Official publication of the Lake Don Pedro Owners' Association

October 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

Tues Tai Chi Class starts Tues 10 am

> WEDNESDAYS Yoga Class 9 am

October

- 10/2 Wednesday ➤ Lounge Reserved
- 10/4 Friday
 - > Apt A Reserved 10/4-5
- 10/5 Saturday
 - Pavilion, Lounge & Kitchen Reserved
 - Apt B Reserved
- 10/8 Tuesday
 - ACC Meeting
 - Game Night Lounge
 - Girl Scouts Pavilion
- 10/11 Friday ➤ Apts A & B Reserved 10/11-12
- 10/12 Saturday
 - LDPOA Annual Member's Meeting & Board Election
 10 am at the Hacienda
 - Pavilion, Lounge & Kitchen Reserved
- 10/18 Friday
 - ➢ Apts A & B Reserved 10/18-19
- 10/19 Saturday
 - Pavilion & Lounge Reserved
- 10/26 Saturday
 - Pavilion & Kitchen Reserved
 - > Apts A & B Reserved

- <u>November</u>
- 11/2 Saturday➢ Lounge Reserved
- 11/3 Sunday
 - Apt B Rserved
- 11/5 Tuesday
 - Game Night Lounge
- 11/9 Saturday ➤ Holiday Craft Fair
- 11/10 Sunday
 - Holiday Craft Fair
- 11/12 Tuesday ➤ ACC Meeting
- 11/13 Wednesday
 - Board Meeting 6:30 pm
- 11/16 Saturday
 - Don Pedro Baptist
 Community Thanksgiving
 Dinner
- 11/27 30 Wed Sat
 - Office Closed for Thanksgiving

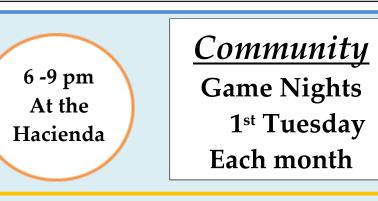
11/30 Saturday

- Lounge Reserved
- > Apt A Reserved

December

- 12/7 Saturday
 - Pavilion & Kitchen
 - Reserved
 - Lounge Reserved
 - > Apt A Reserved
 - Apt B Reserved
- 12/10 Tuesday
 - > ACC Meeting

Next Board Meeting is the Annual Member's Meeting & Board Election On Saturday, October 12, 2024 – 10 am



Bring your friends, your favorite games & play

BOARD MEETING RULES:

No <u>audio or video recording</u> allowed by attendees. However, the Secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," **members may observe the meeting but do not have the right to participate in the Board's deliberations or votes.** Members may address issues during the Open Forum portion of the meeting. Attendees may not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If attendees become disruptive, they may be expelled from the meeting and/or fined.

The Lake Don Pedro Owners' Association <u>Don't Forget to Return Your Ballots</u> for the 2024 Board of Director's Election

The deadline to return ballots is 10:00 am Tuesday, Oct 8, 2024. At that time, a quorum of 40% of members voting is legally required to have a ballot count.

All ballots to be returned to:

Inspector of Election, PO BOX 301905, Escondido, CA 92030-9887. *If the 40% quorum is not met on the above date, the deadline shall be automatically extended to: 10 a.m. Saturday, October 12, 2024, for the

secondary 20% reduced quorum allowed by law.

<u>Be sure to return your ballot</u> (even if you don't vote).

Please be sure to <u>sign</u> the outside of the envelope or your ballot cannot be counted towards the total.

The ballot count and tabulation of the votes to be broadcast live via Zoom during the Annual Member's Meeting scheduled for:

10 a.m. on Saturday, October 12, 2024 – at the Lake Don Pedro Hacienda, 5182 Fuentes de Flores, La Grange, CA.

CANDIDATES FOR THE 2024 ELECTION OF THREE (3) DIRECTORS

(in alphabetical order)

Renee Burritt, Shelley Cummings, Eddie Pedreira, Andrea Walker, Walter (Alex) Weightman

> The LDPOA Election Rules are available at https://ldpoa.com/governing-documents/

Executive Session: 5:30 pm Candidate interview discussions

General Meeting

I CALL TO ORDER & PLEDGE OF ALLEGIANCE: 6:35 pm. by Chris Adams, President

Directors present: Chris Adams, Dennis Dias, Renee Anderson, Kim Cheatham. Absent: Phyllis Cotta.

II EXECUTIVE SESSIONS REPORT by Chris Adams, President:

July 10, 2024 Executive Session – Meeting Protocols & Disciplinary procedures.

July 16, 2024 Executive Session – Applicant interviews for open Board seats.

Aug 13, 2024 Executive Session – Fine Hearing, 30 day compliance or start of monthly fines.

Aug 14, 2024 Executive Session – Discussion of applicants for director vacancies

III APPOINTMENT OF TWO DIRECTORS: *Note, audience member objected to current Director Renee Anderson having a vote as she is a candidate. Renee Anderson chose to recuse herself from balloting as the still leaves 3 voters.

a. Ballot Vote of Directors. Chris Adams, Dennis Dias & Kim Cheatham balloted.

- b. Ballots tabulated by office manager Pam Hatler Results:
 - i) Term ending October 2025: Chris Lowey 3 votes (unanimous)ii) Term ending October 2026: Renee Anderson 2 votes, Shelley
 - Cummings 1 vote; Renne Anderson winner. iii) Motion to appoint & seat Chris Lowey & Renee Anderson to respective Board terms by Chris Adams, second Dennis Dias. Approved, unanimous, and seated as such.

IV Board Meeting Minutes for July 10, 2024 submitted by Dennis Dias, Board Secretary.

Motion to approve the July 10, 2024 meeting minutes by Dennis Dias, 2nd Renee Anderson. Approved, unanimously.

7 TREASURER'S REPORT by Renee Anderson, Treasurer

Announced that our in-house accountant Monica Fay tendered her resignation as of November. Notices for the position will be posted in newspapers and online and Monica will aid in the search for a qualified replacement.

The June / Year-End Financials have been sent to the Assoc.'s CPA firm for their yearly

Review.

July 2024 Monthly Financials: Operating Acct. funds \$337,525,.72 Reserve Accts. \$50,171.98 + CDs at

\$595,094.38

Motion to approve July financial report by Chris Adams, 2nd Dennis Dias. Approved, unanimous.

VI COMMITTEE REPORTS – <u>*Reports Only*</u> (comments etc. are during Open Forum)

3. Facility Report by Chris Adams: Interviewed & hired new pool monitor, repeated process after resignation. Daily pool cleaning & maintenance, landscaping seasonal trimming, lawn maintenance, new signage installed, serviced and repaired evaporative coolers & heat pumps. Installed new treadmill, repair & replaced water pump components, flushed ice maker after water outage, annual sealing coats on tile walkways & courtyard, continued re-manufacture of wrought iron Hacienda arch.

 ACC Report by Dennis Dias: PERMITS – issued 4, denied 2, 1 conditional. COMPLIANCE – 3 letters sent, 7 pending, closed 4, 1 registered letter for hearing, Fine Hearings: 1 case fined, 1 pending 30 day compliance.

- 2. **Parks & Trails Committee Reports by Renee Anderson:** Vandalism checks and 2 garbage pickups, also removed scrap metal & pipes, installed new signage, scheduled and completed an irrigation test at El Prado Field with good results, started work for slide installation at El Prado play area. Noted that after several weeks of the new fence vandalism & household garbage are still significantly reduced. Trailblazer's activities are on summer hiatus.
- 4. Activities/Events Report by Renee Anderson: Monthly Gane Nights on the 1st Tuesday evening at the Hacienda continue with 11 participants in Aug. Scheduled Activities include Meet the Board Candidate Night on Sat. Sept. 7th at 6:30 pm at the Hacienda. We hope to stream it for out of area members. Board Election Ballots to be mailed out 1st week of Sept. A Fall Community Yard Sale is scheduled for Sept. 21st if there is enough interest.

VII OLD BUSINESS -

- 1. Security Camera for El Prado:
 - a. Motion to authorize a data storage service on the El Prado security camera at an annual cost of \$229. Vendor must work directly through the LDPOA office on the camera data storage contract and payment by Kim Cheatham, 2nd Dennis Dias. Approved, unanimously.
 - b. Motion to sell the two current game cameras with proceeds to go to Parks budget by Renee Anderson, 2nd Kim Cheatham. Approved, unanimously.

VIII NEW BUSINESS – Any Member comments re agenda items to be presented during Open Forum.

1. **Park Expense:** Installation expense for El Prado Park slide modification, est. not more than \$200.

Motion to approve funds not to exceed \$200 for slide installation by Kim Cheatham, 2nd Dennis Dias. Approved, unanimously.

2. Vote to publish Proposed Resolution 24-1: Addition to Association Compliance Rules.

Motion to approve publishing to the membership for comment by Kim Cheatham, 2nd Dennis Dias. Approved, unanimously.

3. Request: Closing date for pool on Sun. Sept. 15nd. Discussion: Member's use of pool towards end of season, possible conflict with Fall Yard Sale, possible expense savings. Motion to postpone vote to Sept. 11th Board Meeting to see if continued hot weather by Chris Adams, 2nd Kim Cheatham. Approved to postpone vote, unanimous.

IX OPEN FORUM / GOOD OF THE ORDER: Member audience comments. (3 min. limit)

One audience member spoke on his views regarding current and past Board Meeting procedures. No documentation or request for research submitted.

X ADJOURNMENT / NEXT SCHEDULED MEETING DATE:

Motion to adjourn by Dennis Dias, 2nd by Chris Adams. Approved, unanimously. Adjourned at 7:35 Next Board Meeting <u>Wednesday, Sept 11, 2024</u> – 6:30 pm at the Hacienda.

Respectfully submitted by Pam Hatler for Dennis Dias, Secretary.

Board Approved on : September 11, 2024

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Statements of Revenues, Expenses and Changes In Fund Balances August 2024 ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)

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Reclassifications and Transfers 30,514.42 (0.12) 30,514.30 Fund Balance (Deficit) Beginning of Fiscal Year 32,276.00 625,701.00 657,977.00		-36,615.01	1,966.82	357,625.83	23,865.03	381,490.86	
Fund Balance (Deficit) Beginning of 32,276.00 625,701.00 657,977.00 Fiscal Year		(1,666.97)	1,666.97	16,666.06	(16,666.06)		
Fiscal Year	Timing Adjustment from 6/30/24			30,514.42	(0.12)	30,514.30	
Fund Balance (Deficit) Month End <u>\$ (38,281.98)</u> <u>\$ 3,633.79</u> <u>\$ 437,082.31</u> <u>\$ 632,899.85</u> <u>\$ 1,069,982.16</u>				32,276.00	625,701.00	657,977.00	
	Fund Balance (Deficit) Month End	\$ (38,281.98)	\$ 3,633.79	\$ 437,082.31	\$ 632,899.85	\$ 1,069,982.16	

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

The 2024 Association Dues were due on July 1st, 2024 Unpaid Dues: On Aug. 1st a 10% late fee is applied. Sept. 1 monthly interest charges start on the account balance.



The Lake Don Pedro Trailblazers

Riding & Hiking

Come Join Us

Meet 1st Monday each month – 6 pm at LDP High School gym.

FaceBook:

https://www.facebook.com/LakeDonPedroTrailblazers or https://www.facebook.com/lake.trailblazers

The Tuolumne and Mariposa County trail systems are a series of dedicated pedestrian and equestrian easements within the Lake Don Pedro Subdivision for use by community members, as well as the public. The mission of the Lake Don Pedro Trailblazers is to use, preserve, mark and maintain the pedestrian and

CAL FIRE NEWS RELEASE

California Department of Forestry and Fire Protection

Tuolumne - Calaveras Unit

CONTACT: Emily Kilgore Fire Prevention Specialist II (209) 754-3831

RELEASE DATE: April 23, 2024

CAL FIRE Burn Permits Required May 1st in Calaveras, San Joaquin, Stanislaus and Tuolumne Counties

LAKE DON PEDRO OWNERS ASSOCIATION

Balance Sheet As of August 31, 2024			
ACCRUAL BASIS (Quickbooks data converted to Fund Acc	ounting Format - No	ot Reviewed by C	PA)
	Operations Fund	Replacement Fund	Total Funds
ASSETS			
Checking & Savings			
Petty Cash	2,737.78		2,737.78
BAC - Operating	338,489.79		338,489.79
Reserve - BAC (savings)		51,849.30	51,849.30
Reserve - BAC (CDs)		581,050.55	581,050.55
Assessments Receivable, less Allowance for Doubtful Accounts (\$226,454.158-\$127,921.50)	98,532.65		98,532.65
Prepaid Insurance	31,332.89		31,332.89
Undeposited Funds (received but not deposited)	3,024.74		3,024.74
Total Assets	\$474,117.85	\$632,899.85	\$1,107,017.70
LIABILITIES			
Accounts Payable	9,315.34		9,315.34
Refundable Deposits	23,720.00		23,720.00
Workers Comp	3,028.20		3,028.20
Other Liabilities	972.00		972.00
Total Liabilities	37,035.54		37,035.54
FUND BALANCE	437,082.31	632,899.85	1,069,982.16
Total Liabilities and Fund Balance	\$474,117.85	\$632,899.85	\$1,107,017.70

Oct 2024, Page 3

Following the required member review period, **Resolution 24 – 1 was duly approved and passed at the September 11, 2024 open Board Meeting by a majority vote of a quorum of Directors present.** Resolution 24-1 specifies and clarifies the rules and guidelines for Architectural Control & Compliance under the association's Covenants, Conditions & Restrictions (CC&Rs). Passed by a Board of Directors vote of 4 yes of 4 Directors present, it is now in force.

Lake Don Pedro Owners' Association

5182 Fuentes de Flores, La Grange, CA 95329

No. <u>24-1</u>

RESOLUTION

The following action was taken at the duly noticed and held meeting of the Board of Directors (the "Board") of the Lake Don Pedro Owners' Association (the "Association") on <u>September 11</u>, 2024 at which at least a quorum of the Directors were present. Notice of this proposed action was provided to all Association members as of <u>August 14,</u> 2024.

The "Association" being the owners association formed to manage the Lake Don Pedro Subdivision, a planned residential development located within both Mariposa County and Tuolumne County, California (the "Development"); and

The Association has the power to enforce the provisions of the various Declarations of Restrictions that incumber the Development and the other governing documents of the Association (the "Governing Documents"); and

The Board previously adopted Resolution 14-2 on May 10, 2014, creating a process to receive complaints of violations of the Governing Documents and conduct enforcement actions and is hereby incorporated; and

The Board previously adopted Resolution 19-1 on May 9, 2019, setting forth a definitive process of receiving and investigating complaints, conduct of fine hearings, corrective action (if any) and collection of fines for continuing violations.

WHEREAS it is the Board's duty to protect the value and quality of life within the Development and effectively support enforcement of the restrictions and regulations each owner accepts and agrees to abide by when purchasing property in the Development. And

WHEREAS the use of undeveloped lots for storage of vehicles or other materials, besides being unsightly, has been shown to encourage not only vandalism, but also thefts and break ins for surrounding properties, or used as an illegal residence, and

WHEREAS having animals placed on undeveloped property without any one in residence and on site to supervise and care for said animals is dangerous and unhealthy for the animals and allows them to present a nuisance to other properties within the subdivision due to noise, smells, or containment issues. And

WHEREAS it is acknowledged that some of the regulations within the Association's Covenants, Conditions and Restrictions (CC&Rs) are somewhat open to misinterpretation, and in order to clarify policies and aid the Association in their enforcement obligations the Board hereby stipulates the following property use rules:

IT IS THEREFORE RESOLVED:

- 2. No recreational vehicle, camp trailer or vehicle of any such kind may be placed for use or storage on an undeveloped lot. With the following exceptions:
 - a) If the owner has received a <u>Temporary Use Permit</u> from the Association for use of a recreational vehicle during construction of a residence. Said permit can only be issued after the Association and the County have issued building permits for a residence and a septic/sewer system has been completed, passed inspection by the County Building Department and documentation of such submitted to the Association.
 - b) An owner (or their designated representative) may use a recreational vehicle at an undeveloped lot for up to 4 days at a time, (not to exceed a total of 12 days per calendar year) while working to clean the lot of debris, refuse, dead vegetation, trimming back vegetation to lower fire risks or clearing for future development.
- 3. Undeveloped lots may not be used to for storage of any kind, including recreational items, supplies, containers, structures, or for the pasturing of animals, with the following exception:
 - a) If the undeveloped lot is contiguous with a lot with an occupied residence that is owned by the same owner as the undeveloped lot, then the undeveloped lot may be used for extended pasture, for as long as the residence is continuously occupied full-time.

WHEREAS the Association can enforce use restrictions set forth it's Governing Documents including those passed or amended by either Board or member vote,

IT IS FURTHERMORE RESOLVED and hereby stipulated that:

3. When rising to the level of nuisance, affecting the health, safety and well-being of residents or animals, or the quiet enjoyment of property; infractions of the foregoing shall also constitute finable offenses as determined by the Complaint processes approved in Resolutions 14-2 and 19-1 (Fine Policy).

Published to the membership on August 14, 2024

Board of Directors vote September 11, 2024

YES 4

NO 0

ABSTAIN 0

ABSENT 2

Passed by the Board of Directors on <u>September 11</u>, 2024

The LDPOA Office now has two phone numbers for general info and either Pam or Chris 209 852-2312 & 209 852-9361 If you get either the answering machine or a Beep, beep, beep, tone than you've caught both lines in use.



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

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.

RENTS & DEPOSITS for HALLS & KITCHEN

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

REFUNDABLE DEPOSITS FOR EVENTS: (Deposits refunded if: rental rules are followed, no damages & cleanup is completed)

Deposits:MemberNon-MemberPavilion\$500\$1,000Lounge\$400\$1,000

Kitchen

APARTMENT RATES & DEPOSITS

\$100

\$1,000

* 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)

Rates for:	Members	Non-Member	
Apartment "A" (Upstairs, sleeps 8: 3Q, 2T)			
Daily Rate	\$210	\$300	
Weekley Rate	\$1,260	\$1,800	
DEPOSIT:	\$350	\$500	
Apartment "B"	(Downstairs,	sleeps up to *6)	
Daily Rate	\$150	\$230	
Weekley Rate	\$900	\$1,380	

DEPOSIT: \$300 \$360 *includes queen sofa bed

Discoverer

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

Publisher: Lake Don Pedro Owners' Assoc. LDPOA office ph.: 209-852-2312 LDPOA office 2nd ph: 209-852-9361 Email: <u>info@LDPOA.com</u>

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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. ADDITIONAL RENTAL INFORMATION

All Reservations Subject to Availability

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

Available for use at no additional cost: Banquet tables, chairs, Pavilion stage risers, courtyard, front lawn, side lawn area, 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.) Additional uses are 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 per11x17 sheet (1 side)

The office is happy to make copies or to scan & email documents for you.

BOARD OF DIRECTORS

Chris Adams	President
Chris Lowey	Director
Dennis Dias	Board Secretary
Renee Anderson	Treasurer
Phyllis Cotta	Director
Kim Cheatham	Director
	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 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

Important Information

The 2024 Dues are \$144 and were due on July 1st

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

The annual billing statements will be mailed out by May 30th

If for some reason, you did not receive your bill, your dues are still due and payable. (We do not have any control of the Post Office or mail delivery)

On Aug. 1st unpaid 2024 Dues got a \$14.40 Late Fee. On Sept. 1st, additional 1% monthly interest charges started on all accounts over 30 days past due.

Accounts on free payment plans <u>avoid</u> the late charges & any monthly interest charges as long as payments are kept current.

> We will work with you. 209 852-2312 <u>info@LDPOA.com</u>

Board & ACC Meeting Info

- The General Board Meeting this month is the Annual Members Meeting & Board Election held the 2nd Sat. in Oct. That Board Meeting is scheduled for Oct 12th at 10 am.
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. The Oct. ACC Meeting is scheduled on Tuesday, Oct. 8th. <u>Please</u> send all submissions to the LDPOA Office by Friday, Oct 4th to be included on the ACC
- Attention: Any individual or group with a special request for an activity, project or improvement etc. must submit their proposal to be listed as an agenda item for approval at a Board Meeting and be present at the meeting in order for it to be considered for approval
- Please Note: Requests <u>must</u> 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, 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. LDPOA Discoverer