

LAKE DON PEDRO OWNERS' ASSOCIATION
MINUTES OF THE GENERAL BOARD MEETING
WEDNESDAY, MARCH 13, 2024, at 6:30 pm

General Meeting

- I CALL TO ORDER & PLEDGE OF ALLEGIANCE: 6:34 pm.** by Eva Banuelos, President. Present: Eva Banuelos, VP Chris Adams, Treasurer Renee Anderson, Directors Phyllis Cotta, Kim Cheatham and Chris Lowey. Absent: Secretary Dennis Dias
- II EXECUTIVE SESSIONS REPORTS** by Eva Banuelos, President
Feb. 14, 2024 Executive Session: contracts/agreements
March 13, 2024 Executive Session: Compliance /Fine Review
- III MINUTES:** Motion to approve minutes of February 14, 2024 Board Meeting by Phyllis Cotta, 2nd by Eva Banuelos. Approved, unanimously.
- IV TREASURER'S REPORT** by Renee Anderson, Treasurer
February 2024 Monthly Financials: Operating account \$200,992.36; Reserves account \$119,510.48 (+ CDs of \$569,659.32). Motion to approve February Financials as stated by Phyllis Cotta, 2nd by Chris Lowey. Approved, unanimously.
- V COMMITTEE REPORTS**
1. Facility Report by Chris Adams: New fence at El Prado proceeding as weather allows, weed spraying done at 3 parks, prep for Hacienda painting started.
 2. ACC Report by Chris Lowey: 2 permits issued, 1 new violation, closed 4 violations, 4 cases at county level, 3 cases holding to deadline, 9 letters total sent.
 3. Parks & Trails Committee Reports by Renee Anderson & Kim Cheatham: Continued volunteer trash pickup along roads, Trail rides and hikes scheduled including 2 hosted by the Trailblazers Club with other clubs invited.
 4. Activities/Events Report by Eva Banuelos: 1st Game Night held 3/5 with good turnout, working on BINGO night with Karaoke Night to follow. Additional insurance needed if community non-members allowed so may have to delay for a month to resolve.
- Motion to approve Committee Reports by Renee Anderson, 2nd by Chris Adams. Approved, unanimously.
- VI CONTINUING BUSINESS**
1. Tabled from Feb. Meeting: Jacob Erickson requests to use the Hacienda exercise room to work with clients. Mr. Erickson was again not in attendance as required and notified. Item dismissed.
- VII NEW BUSINESS**
1. Audience Comments 17 minutes. The 2024 annual dues assessment. Motion to set 2024 annual assessment (dues) at \$144 as recommended by Assoc. bookkeeper by Eva Banuelos, 2nd by Chris Adams. Approved, unanimously.
 2. Audience Comments 2 minutes. The 2024/25 Fiscal Year Budget. Motion to approve the 2024/25 Annual Budget based on \$144 dues as proposed and presented, by Phyllis Cotta, 2nd by Kim Cheatham. Approved, unanimous.
 3. Explanation 1 minute. The 2024/25 annual Reserve Study update. Motion to approve the annual Reserve Study update as presented, by Phyllis Cotta, 2nd by Chris Adams. Approved, unanimously.

4. Explanation 1 minute. The annual Reserve Contribution amount. Motion to approve the annual Reserve Contribution for 2024/25 fiscal year be in the amount of \$20,000 by Kim Cheatham, 2nd by Renee Anderson. Approved, unanimously.
5. Explanation 1 minute. Reimburse the Operating account for paid Reserve Expenses. Motion to authorize reimbursing the Assoc. Operating account for \$30,313.83 in paid Reserve expenses to date by transfer of said amount from the Reserve account, by Chris Adams, 2nd by Phyllis Cotta. Approved, unanimously.
6. Raise the Association's collection fee to \$200 to cover the recording fees & auxiliary expenses for liens on seriously delinquent accounts. Motion to approve raising Assoc. collection fee to \$200 by Kim Cheatham, 2nd by Chris Adams. 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.

Most comments expressed during the New Business section of the meeting by multiple speakers concerning a second dues raise in two years and if more pre-vote comments would affect the necessity of it that. Including extended speech by former candidate who had to be repeatedly requested to conclude and re-take his seat. Chris Adams and Dan Cheatham acting as Sgt-at Arms.

IX ADJOURNMENT / NEXT SCHEDULED MEETING DATE:

Next Board Meeting Wednesday, April 10, 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 April 10, 2024.