

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

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 she 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; Renee 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.
- V 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 – *Reports Only (comments etc. are during Open Forum)***
1. **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.

2. **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.
3. **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 Wednesday, Sept 11, 2024 – 6:30 pm at the Hacienda.

Respectfully submitted by Pam Hatler for Dennis Dias, Secretary. Dennis Dias.

Board Approved on : September 11, 2024.