

LAKE DON PEDRO OWNERS' ASSOCIATION
MINUTES of the GENERAL BOARD MEETING &
2024 ANNUAL MEMBERSHIP MEETING w/ DIRECTORS ELECTION
SATURDAY, OCTOBER 12, 2024, at 10:00 am

Executive Session: 9am

Personnel;
Discipline items

I CALL TO ORDER & PLEDGE OF ALLEGIANCE: 10:05 am. – Chris Adams, President
Directors present: Chris Adams, Dennis Dias, Kim Cheatham, Chris Lowey.
Absent Renee Anderson & Phyllis Cotta.

II WELCOME & ESTABLISH QUORUM of DIRECTORS – Chris Adams, President

Four Directors present – quorum established. Welcome to the members in attendance.

As of late last night, the Board received the resignation of Director Renee Anderson. We appreciate her years of service.

On Oct. 8, 2024 we did not achieve the Assoc's initial ballot quorum requirement of 40%, and so adjourned to today's meeting for the reduced secondary ballot quorum requirement of 20%, which has been achieved.

III INTRODUCTIONS – Chris Adams, President

a. Current Directors & Staff, including announcing the hiring of a new staff accountant Erin Gates who is being onboarded by Monica Fay before her retirement.

b. Members in attendance

c. Randy Rattray & Staff, Inspector of Elections (Remote Zoom Feed) He introduced himself and staff. He will come back on after checking in last few ballots for final number received and count.

VI GENERAL BOARD MEETING – BOARD & COMMITTEE REPORTS / Approval

Board Reports:

1. 2023/24 Association, Facility & President's Comments by Chris Adams: The replacement arch is under construction, the new refrigerator in the Lounge. The pool has closed but warmer temps require increased chemicals until it cools to prevent algae. Facility usage is increasing.
2. Executive Session Oct. 1, 2024 by Chris Adams: Eleven account liens authorized; Personnel Executive Session Oct 12, 2024: Personnel; Disciplinary; Director resignation.
3. General Board Meeting Minutes September 11, 2024 – by Board Secretary, Dennis Dias
4. Monthly Financial Report for September 2024 – totals read by Kim Cheatham
Operating account balance \$313,685.10, Reserve account balance + CD's \$636,540.63
Also noted that the Annual CPA Financial Review was out sent to all members by mail or email.

Motion to approve the presented board reports by Chris Lowey, 2nd Dennis Dias; unanimous, approved.

Committee Reports:

5. ACC by Dennis Dias: This year has seen new volunteers to join the ACC Committee and the passage of 24-1 Resolution in Sept. that clears up what is not allowed on undeveloped lots and authorizes violations of these rules to be pursued under our fine system if necessary to obtain compliance. Permits: 3 approved, none pending. Compliance: 3 new letters, 1 registered letter, 10 30-day notices (pending fines), 2 cases resolved/closed, 2 continuing fine cases. Dennis thanked the new Committee members for stepping up, the current and previous boards for all their hard work and the members for their support.

6. Parks & Trails Reports by Kim Cheatham: El Prado Park repair of play footbridge & also gate that had been rammed. Mention of Fall Festival being held on Sunday Oct. 13th at El Prado Park. Trails: Not a lot of activity during the hot summer but will increase as weather cools. The Trailblazers are looking into applying for some funding from the county land lease revenues to be used for equipment to help clear and maintain the trail easements.
 7. Activities/Events Reports by Chris Lowey: The annual Holiday Craft Fair on Sat & Sun, Nov. 9th & 10th. See coordinator Renee Burritt for more information. The Community Thanksgiving Dinner hosted by the Don Pedro Baptist Church has been cancelled. Noted the Park event Sunday.
- Motion to approve the committee reports by Kim Cheatham, 2nd Chris Adams. Unanimous, approved.

V ANNUAL MEMBERS MEETING – DIRECTORS ELECTION

– Randy Rattray, Inspector of Election & Staff

- o Did not receive the required 40% ballots by Oct. 8th. The ballot count adjourned to Oct. 12th.
 - o Automatic extension to Oct. 12, 2024 meeting for reduced 20% quorum requirement. Ballot count report ballot count for quorum of 20% (624 ballots) 811 received.
 - o Have ballot quorum. – Remote video ballot count by CA Elections staff.
- He explained the ballot handling process and safeguards. They will open the yellow envelopes, then they’ll open the blue ballot envelopes, inspect and resolve any questionable ballots, then electronically tally votes from the ballots.

Continued General Board Meeting while ballot count process continues.

VI GENERAL BOARD MEETING - UNFINISHED BUSINESS - none

VII GENERAL BOARD MEETING - NEW BUSINESS

1. Consideration of rental rate changes for rental offices. Discussion. Motion to keep current rates by Chris Adams, 2nd Dennis Dias. Unanimous, approved.
2. Decide whether to take the usual Holiday hiatus of no meeting in Dec. Motion to table until Nov. Board Meeting by Chris Adams, 2nd Chris Lowey. Unanimous, tabled to November 13th Board Meeting.
3. Authorize new Bookkeeper Erin Gates for approved bank transaction and reports access. Motion to approve by Dennis Dias, 2nd Kim Cheatham. Unanimous, approved.
4. Change back to local security company (HomeTech) for alarm monitoring. Discussion of reason, no extra charge and to keep local service. Motion to approve by Dennis Dias, 2nd Chris Adams. Unanimous, approved.

Chris Adams moved to adjourn for recess until vote tally process complete. 12:14 pm.

Dennis Dias needed to leave for appointment 12:32.

Reconvene meeting at 12:39 for Election results.

VIII ANNUAL MEMBERS MEETING - ELECTION RESULTS – Randy Rattray, Inspector of Election

1. 2024 Ballot Count & Election Results Report (full report attached)
 - Andrea Walker 568 *elected*
 - Shelley Cummings 560 *elected*
 - Renee Burritt 422 *elected*
 - Walter (Alex) Weightman 387
 - Eddie Pedreira 88
2. The new 2024/25 Board of Directors came up and took their seats.

IX. ORGANIZATIONAL SESSION:

1. Vote for board officers: Opted for voice nominations and vote.
 - a. President: Shelley Cummings nominated – unanimous approved
 - b. VP: Chris Lowey nominated – unanimous approved
 - c. Secretary: Renee Burritt volunteered – unanimous approved
 - d. Treasurer: Kim Cheatham volunteered – unanimous approved.
2. Choose Association check signers (3 or 4 of Directors)
By unanimous consent: Chris Lowey, Renee Burritt, Kim Cheatham, & Andrea Walker.
3. Signers filled out banking documents for submission to the bank.
4. Directors Confidentiality Agreement handed out.
5. By unanimous agreement Chris Lowey to chair ACC Committee with members as now serving
6. Board member assigned department liaisons, by unanimous approval:
 - Office operations – Shelly Cummings
 - Facilities – Chris Adams
 - ACC Committee – Chris Lowey
 - Parks & Trails – Andrea Walker
 - Activities/Events – Renee Burritt

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

Repeat mention of Sunday’s Fall Festival and reminder of the Holiday Craft Fair on November 9th & 10th.
No other comments.

XII ADJOURNMENT / NEXT SCHEDULED MEETING DATE:

Wednesday, November 13, 2024 – 6:30 pm at the Hacienda

Respectfully submitted by Pam Hatler for Renee Burritt, Secretary. _____.

Board Approved on : _____.

Attachments to follow: Official Election Reports

California Elections Company

Certificate of Results

LAKE DON PEDRO OWNERS' ASSOCIATION ELECTION OF THREE (3) DIRECTORS OCTOBER 8, 2024

BALLOT CARD ACCOUNT AND OFFICIAL BALLOT STATEMENT

<u>Ballots Printed:</u>	<u>Total</u>	<u>Starting#</u>	<u>Ending#</u>
	<u>3300</u>	<u>409,001</u>	<u>412,300</u>

<u>Ballots:</u>	<u>Started</u>	<u>Mailed</u>	<u>Re-Mailed</u>	<u>Left-Over</u>
	<u>3300</u>	<u>3121</u>	<u>21</u>	<u>158</u> 130 Left over 28 Duplicates made

* 1 yellow env. (empty, nothing)

* 3 VOIDED yellow env. (no signature)

*36 BAD ADDRESSES

ELECTION JUDGES:

R. Hally CEC

DATE: OCT 12 2024

Paul Krotky

Jennifer Boes CEC

CALIFORNIA ELECTIONS COMPANY
PO BOX 302021 ESCONDIDO CA 92030
800-233-9953 FAX 760-751-9901



** OFFICIAL **
OCTOBER 12, 2024

CUMULATIVE REPORT

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LAKE DON PEDRO OWNERS' ASSOCIATION
ELECTION OF (3) DIRECTORS
OCTOBER 8, 2024

	COUNT	PERCENT
PCTS IN - TOTAL	1	100.0%
REG VTR - TOTAL	0	
BALLOTS - TOTAL	811	

ELECTION OF (3) DIRECTORS:
(vote for 3)

ANDREA WALKER	568	28.0%
SHELLEY CUMMINGS	560	27.6%
RENEE BURRITT	422	20.8%
WALTER (ALEX) WEIGHTMAN	387	19.1%
EDDIE PEDREIRA	88	4.3%

I CERTIFY THAT THE ABOVE VOTE TOTALS ARE COMPLETE
AND ACCURATE

A. Rallos CEC CHAIRMAN

Jennifer Boes JUDGE

Paul Katten JUDGE

** OFFICIAL **
OCTOBER 12, 2024

CUMULATIVE REPORT

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LAKE DON PEDRO OWNERS' ASSOCIATION
ELECTION OF (3) DIRECTORS
OCTOBER 8, 2024

	COUNT	PERCENT
PCTS IN - TOTAL		
REG VTR - TOTAL	1	100.0%
BALLOTS - TOTAL	0	
	811	
ELECTION OF (3) DIRECTORS: (vote for 3)		
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Patrick CEC CHAIRMAN

Jessie Boes JUDGE

Scott Kottler JUDGE