

Lake Don Pedro Owners' Association
MINUTES of the GENERAL BOARD MEETING
WEDNESDAY, September 11, 2024, at 6:30 pm

Executive Session: None

General Meeting

I CALL TO ORDER & PLEDGE OF ALLEGIANCE: 6:30 pm. By Chris Adams, President.

Also, a minute of silence in honor of 9/11.

Directors present: President Chris Adams, Secretary Dennis Dias, Directors Kim Cheatham and Chris Lowey. Absent: Treasurer Renee Anderson and Director Phyllis Cotta.

President Adams brought up the subject of conduct at meetings.

II EXECUTIVE SESSIONS REPORTS by Chris Adams, President

Aug 14, 2024 Executive Session – Part-term candidate interview reports (as a candidate Renee Anderson recused from this discussion)

Sept. 10, 2024 Executive Session – Fine Hearing

III APPROVAL OF MINUTES by Dennis Dias, Board Secretary

August 14, 2024 Board Meeting Minutes. Motion to approve by Dennis Dias, 2nd Kim Cheatham. Approved, unanimous.

IV TREASURER'S REPORT by Chris Adams, President who asked Kim Cheatham to read.

The June / Year-End CPA Financial Review: The Year-end report passed CPA review.

August 2024 Monthly Financials : Operating Account \$338,489.79 Reserve Account \$632,899.85.

Motion to approve presented financials by Dennis Dias, 2nd by Kim Cheatham. Approved, unanimous.

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

1. Facility & Office Report by Chris Adams – Reported that the Assoc. accountant is retiring, and the Board is currently conducting interviews to hire a replacement. Regular monthly and weekly maintenance duties discussed, seasonal items include daily pool cleaning and chem balancing, extensive extra summer watering, landscape trimming. Projects: started in-house manufacture of new Hacienda Arch (using personal tools and welder).
2. ACC Report by Dennis Dias – Permits: Approved 4, pending 1. Compliance: 3 new letters, 9 cases pending (most will be addressed after by Resolution 24-1), an ACC meeting with 1 owner, 1 Fine Hearing (owner no show, Board voted to start Fine Process).
3. Parks & Trails Committee Reports by Kim Cheatham – Summer hiatus on activity due to heat and fire danger. Road cleaning and trail clearing activities will be resuming soon. Maintenance made two garbage runs, replaced and posted signage, and met with porta-potty service tech.
4. Activities/Events Report by Chris Adams – Monthly Game Nights continue on the 1st Tuesday evening at 6:30. All are welcome. Girl Scouts still meeting at Hacienda twice per month.

VII CONTINUED BUSINESS –

1. **Vote:** Proposed Resolution 24-1: Addition to Association Compliance Rules. (copy attached). Motion to approve Resolution 24-1 as written and proposed at the August 14, 2024 Board Meeting, and then published to the membership for review for the required 28 days by Dennis Dias, 2nd by Kim Cheatham. Approved by unanimous vote of the quorum of 4 Directors present.

2. Continued from 8/14 Meeting: Should pool closure date be on the 16th or extend it to Sept. 30th. Discussion regarding usage and continued unseasonably hot weather. Motion to keep pool open until closing on Sept. 30th 2024 for the season by Kim Cheatham, 2nd Dennis Dias. Approved, unanimous.

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

1. **Request:** To cancel the Fall Yard Sale scheduled for Sept. 21st due to minimal interest (only 3 reservations). Motion to cancel the scheduled Fall Yard Sale due to lack of participation by Dennis Dias, 2nd Kim Cheatham. Approved, unanimous.
2. **Request:** by Shelley Cummings – A “Fall Festival at El Prado Park on Sunday, October 13, 2024. Questions re Assoc. liability and garbage responsibilities. Shelly Cummings organizer would handle insurance and vendors insurance. She requested gate keys for the event. Motion to approve event with insurance and use gate keys by Chris Adams, 2nd Chris Lowey. Approved, unanimous.
3. Information regarding the Questions & Comments received from dues billing survey. – Various Directors. **Intro:** Chris Adams. Out of 3,122 owners 39 replies were received, or 1.25% of the membership. The Board has read them all and will speak to a few tonight and the remainder at the next meeting. **See attached reports as read by the Directors below.**
Budget Info: by Kim Cheatham. **Roads** by Dennis Dias. **Fire / Vacant lots:** Chris Lowey.
Parks: Kim Cheatham. **Trail easements:** Kim Cheatham.

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

Further discussion of pool use, requested possible restrictions on children’s use to allow for adults only.
Reminder of November Craft Fair: 12 vendors so far; Ceritos Foods will be cooking again.
Member brought up inconsistency in following meeting protocols.
Girl Scout fundraising / cookies.

X ADJOURNMENT / NEXT SCHEDULED MEETING DATE:

Next Board Meeting – The Annual Member’s Meeting & Board Election on
Saturday, October 12, 2024 – 10:00 am at the Hacienda.

Motion to adjourn at 7:40 by Chris Lowey, 2nd by Kim Cheatham. Approved, unanimous.

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

Board Approved on : October 12, 2024

From the Member Survey sent out with the dues statements.

We asked the members to tell us of any items or projects that they would be interested in and were willing to fund within the Assoc.

- **Out of 3122 - 39 replied or 1¼ % of the members.**
- Total number of Items/issues commented on: 65
- Multiple comments were concerning the budget/raise in dues so information regarding that was also addressed at the request of Renee Anderson, Treasurer

Re Budget Questions:

Monica's updates to Renee's comment:

One of the comment cards mentioned "Budget", so I thought I'd write something up. (There have been questions at earlier meetings and on Facebook as well.)

Basically, the Association gets one paycheck per year, the annual dues on July 1st. These funds must last for the entire fiscal year. If people pay their dues before July 1st, those funds are for the next fiscal year that begins on July 1.

During January and February, the bookkeeper looks at actual expenses from the year before, and from the current fiscal year to date. In addition, they factor in known board approved requests for funds and possible cost increases. Based on this analysis, the bookkeeper makes the best estimate for the budget which then drives the news dues amount. In the past few years, we have had several significant increases that were impossible to see coming. This includes a nearly 400% increase in property insurance due to wildfire risk, a 50% increase in PG&E utilities cost and all other expenses nearly doubling. There have been no employee raises since 2022.

In February the bookkeeper meets with the board in executive session to review the draft budget and proposed dues amount and get their feedback. Based on this meeting, the final budget and dues amount is prepared for the board vote in March. Per Davis Stirling, a board can only raise the dues 20% per year.

With the continued rise in costs, our current budget is very tight and the excess operating funds we had in the past have been used up by unplanned cost increases. If costs continue to rise or there are requests to fund new projects, the dues may go up.

Feedback Slips categories:

of items/comments:

General compliance Issues

15 Includes 1 ACC question answered by office

Most concerned rv's or other items placed on vacant lots. The proposed Resolution should hopefully help enforcement and prevention of these types of violations.

Roads

10

The roads within the subdivision are county maintained roads, the Hwys are state /county. Roads, none are within the subdivision's jurisdiction or responsibilities. Concerned individuals should contact the relevant county road department and their County Supervisor.

Fire

6

This is a concern for all of us. Unfortunately, there is no state or county ordinance that requires vacant property to be cleared for fire safety, the state statutes requiring fire prevention measures only apply to developed properties. We have discussed this with the fire departments and county agencies. There are approximately 1600+ vacant lots, most of which have owners that live out of the area. Some question if the Assoc. can "force" owners of vacant lots to cut grass etc. or for the Assoc. to do it for them and then charge for it. That may sound ok until you look at the practical application. If the Assoc. hires people (\$\$\$expense) to clear lots and then tries to charge owners for the cost – most owners are going to refuse to pay on the grounds that they did not authorize or contract for the work and the lots are private property so it's trespassing. Then the Assoc. is stuck with the cost because we cannot lien for that type of fee. (1600+ vacant lots) Then that expense gets passed on to all our members in further dues raises or even a special assessment to members to cover those funds.

Parks

4

Of the 18 Natural Park areas in the subdivision, only 1 (El Prado) is partially zoned for recreational use. All the rest are zoned Open Space, meaning no development.

As to El Prado:

10 years ago, Little League refused to continue teams based in this area.

8 years ago, during a severe drought, the Board voted to discontinue watering the field due to area water conservation, lack of use and the high cost of irrigation.

7 years ago the freak storm damaged most of the remnants of the ballfield.

4 years ago the Board voted to remove the ballfield from the Reserve Study, to economize on the annual reserve contribution in order keep dues down in the face of rising costs. The field had seen no practical use for 7 years, had not been watered for 4 years and there were still no local LL Teams or soccer teams, plus the public schools both have facilities for teams to use. For years there had been no member interest in rebuilding or maintaining a ballpark as funding that would require raising dues.

Request for skate park: prohibitive cost & insurance.

Trails

3

The Pedestrian & Equestrian Trails are county easements. Not Association easements. Wonderful volunteers have over several years marked some of the most frequently used ones as well as done cleanup work etc. When a trail obstruction is reported we inform or notify owners that they must not be blocked or built on in order to help them avoid dealing with the county enforcing possibly expensive removal of items on the trails easement.