

**LAKE DON PEDRO OWNERS' ASSOCIATION  
MINUTES OF GENERAL MEETING  
WEDNESDAY, NOVEMBER 13, 2024**

**Executive Session 5:30 pm**

**General Meeting**

**I CALL TO ORDER & PLEDGE OF ALLEGIANCE:** 6:32 pm by Shelly Cummings, President.

Directors Present: Shelley Cummings, Renee Burritt, Kim Cheatham, Andrea Walker

REports

Absent: Chriss Lowey & Chris Adams.

**II EXECUTIVE SESSIONS REPORTS** **Shelley Cummings, President**

October 12, 2024: Personnel Discipline

October 22, 2024: Board Organization Topics, Staff & Legal Topics

October 23, 2024: Zoom Board Training with Association Attorney

October 29, 2024: Emergency Email, Check Signers

November 13, 2024: Code of Conduct, Office Lease, Fill Empty Board Seat

Motion to approve Executive meetings, Kim Cheatham, Andrea Walker to second, all approved.

**III APPROVAL OF MINUTES** **Renee Burritt, Secretary**

October 12, 2024. Motioned was made by Kim Cheatham to approve the meeting notes

From October 12, 2024, Renee Burritt second, all approve.

**IV TREASURER'S REPORT** **Kim Cheatham, Treasure**

Operations Fund Checking: \$285,639.43

Reserve Savings: \$640,124.90

Kim Cheatham will meet with Monica, Bookkeeper for more training on 11-14-2024.

Motion by Shelley Cummings to approve the Treasure report and Andrea Walker second, all approve.

**V Committee Reports**

1. **Facility Report-** No Report, table to next meeting **Chris Adams, not present**

2. **ACC Report** **Shelley Cummings for Chris Lowey**

Changed meeting time from 10:30 am to 8:30 am to accommodated work schedules.

Chris Cox will now sit in the meeting, due to her knowledge of the Counties and nature of complaints. Issued 5 permits and 1 pending meeting, solar installations and grading of driveway. 6 violations, sent 6 letters and sent 1 letter. 3 RV complaints; 1 no show, 1 close and 1 attend. 2 fine hearing and 1 attended. We have 4 pending and 2 close.

Mariposa County has 2 and Tuolumne County has 2 aggressive properties. Working with the respective Counties and Board Supervisors. Open for the Community to attend.

Contact Chris Lowey or Shelley Cummings

3. **Parks-Andrea Walker** No vandalism has been reported, from monitoring of the cameras. Fall Festival was a complete success and make this a yearly event. It brought families from within the LDPOA and outskirts. Children and adults had a great time!
4. **Trails-Kim Cheatham** Trails have been quiet. Former Lake Don Pedro resident came to clean the trails. No events during the summer due to the heat. Bonds Flat area had a cleanup with 2 people, and took 2 hours to clean a half mile. Dump took 5 bags of trash at no charge.
5. **Activities/Events** **Renee Burritt**  
 Craft Fair from November 9th and 10th at the Hacienda. We had 41 vendors, both rooms filled. Sales were soft this year over last year. Will ask for permission to host Craft Fair for 2025, November 8th & 9th 2025. Game Night is still happening and Sarah McKague has been doing the monthly events calendar. If you have an event and would like it on the calendar, contact Sarah. Thank you Sarah!  
 Two other events happen in the community. Number 1 is "Gnomes on the Roam" at the Fruit Stand, December 21st. Second is a Christmas Toy Drive at the Boat House. For More info contact Cerritos Goods or Eva Banuelos.

Motion by Kim Cheatham to approve committee reports and Andrea Walker second, all approve.

#### **VII Continued Business**

1. **Director Vacancy-** Board motioned to move Chris Lowey from the one year seat to the two year seat.. Will post a 30 day notice for applications to fill the one year seat. Motion to move Chris Lowey from the one year seat to the two year seat and posting of 30 day notice for applicants to fill the one year seat made by Kim Cheatham, second by Shelley Cummings, all approved. Will have an Executive session to interview applicants and seat the selected applicant in the January 22, 2025 General meeting.
2. **There will be no General meeting in December.** Next meeting will be January 22, 2025.
3. **Table the Questions & Comments** from the dues billing survey. The Board wants to answer each question and post on the Website in January.

#### **VIII New Business**

1. **Code of Conduct-** Shelley Cummings, President will write up a Mission Statement about what the Board can and cannot do for the January 22, 2025 meeting.
2. **Amend the Election Rules-** Will need to update the Voting bylaws at a cost of \$750.00. Updating the E-balloting (Civ. Code § 5105(h)). Table until all Board Members are present.
3. **Office Lease-** Vote to approve Andrea Walker's lease to Suite 2. Andrea recused herself from the discussion and the vote. Kim Cheatham motion to approve the lease for Andrea Walker, Renee Burritt approved, all approved.
4. **Repair Sliding Door in Lounge-** The sliding door handle was broken from an event on October 12, 2024. It was approved to do the first choice. "Maintenance can design a permanent work around system of track locks to allow the doors to be used, but also

locked when not in use. Approx. cost \$200 in materials plus several hours of work.” Other choices were, replace the entire door at \$14,000, this would be an unplanned reserve expense. Next choice was to go to small claims court, the limit is \$5,000 and then have to try and collect it. Final was to hire an attorney and sue their insurance. They have claimed the door was already broken. Renee Burrit to motion to approve the cheaper repair of the sliding door and go with the \$200 repair, Kim Cheatham second, all approve.

5. **Streaming of General Meetings-** Kim Cheatham will look into a good option for streaming of General Meetings.

#### **IX Open Forum**

It was mentioned to have the meetings notes in more detail for the Members, this was Discussed in length. Members were made aware that some parts of topics have to stay confidential.

#### **X ADJOURNMENT/NEXT MEETING**

Next Board Meeting- Wednesday, January 22, 2025 at 6:30 pm. At the Hacienda.