

**LAKE DON PEDRO OWNERS' ASSOCIATION**  
**5182 Fuentes de Flores, La Grange CA 95329**  
**(209) 852-2312 or info@LDPOA.com**

**NOTICE OF GENERAL BOARD MEETING**  
**WEDNESDAY, February 12, 2025 at 6:30 pm**  
**At the LDPOA Hacienda (address above)**

**- A G E N D A -**

**Executive Session – 5:30 pm**

**Discussions:**

**Personnel:** Re-organization of Board & Director assignments, possible ACC appointees

**Contracts:** Independent CPA contract renewal

**General Meeting**

- I CALL TO ORDER & PLEDGE OF ALLEGIANCE: 6:30 pm.** – Kim Cheatham, Presiding Officer
- II EXECUTIVE SESSIONS REPORTS** – Kim Cheatham, Presiding Officer  
**January 22, 2025, Executive Session** – Candidate interview, costs to include electronic voting  
**February 12, 2025, Executive Session** – Reported on 1/25/25 Assoc. received resignation from Pres. Shelley Cummings and VP Chris Lowey. Treasurer Kim Cheatham is presiding officer until Board votes for new President. We're sorry to see them go and thank them for their service.  
Discussed re-organization of Board, possible ACC appointments and the annual renewal CPA contract for the Independent Accounting Review & Assoc. tax returns.
- III Reorganization of the Board - Election of New President** – Renee Burritt-Secretary  
a. Ballots  
b. Tabulation & Announcement of new President
- IV APPROVAL OF MINUTES** – Renee Burritt, Secretary  
January 22, 2025 Board Meeting Minutes
- V TREASURER'S REPORT** – Kim Cheatham, Treasurer  
January Monthly Financials
- VI COMMITTEE REPORTS – Reports Only (comments etc. are during Open Forum)**
1. Facility Report – Chris Adams
  2. ACC Committee Report – Kim Cheatham
  3. Parks & Trails Committee Reports – Andrea Walker
  4. Activities/Events Reports – Renee Burritt
- VII CONTINUED BUSINESS –**
1. **Discussion/Vote:** Appoint new Director
  2. **Discussion/Vote:** Appoint Budget Committee

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

1. **Discussion:** Two vacant Director’s seats on the Board. If interested contact the office in writing or by email. Qualifications: 1) A property owner in the Assoc. for at least one year  
2) In-good-standing on dues for the past year.
2. **Discussion/Vote** – Annual D&D weed spraying at the Hacienda and parks. Budget \$1,000.  
**See Note on Board Info Sheet Item #2** for estimate breakdown.
3. **Discussion/Vote** – 2025 Reserve Project Items:
  - a. Apt A replace dishwasher
  - b. Apr B replace hot water heater, refrigerator, washer and dryer
  - c. New flooring in the exercise room**These are items that have reached the end of service life and beyond and funds have already been allotted within the reserve budget. See Notes on Board Info Sheet Item #3**
4. **Discussion/Vote** - Purchase office file cabinet for ACC use.
5. **Discussion/Vote** – Approve renewal contract with Levy, Erlanger CPA firm that does both the Annual Independent Financial Review and the Assoc. taxes. Est. cost for both is \$2,240
6. **Discussion/Vote** – Possible Architectural Control Committee appointment.
7. **Discussion/Vote** – Replace broken Lobby door lock with keyless code entry (as in office door).  
Approx. \$200 **See Note on Board Info Sheet Item #7** for estimate breakdown.

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

**If you wish to speak please fill out a “Comment Slip” from the front table and place in the box on the Director’s table.**

*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.*

*\*Regarding non-agenda items: 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.*

**X ADJOURNMENT / NEXT SCHEDULED MEETING DATE:**

Next Open Board Meeting – at 6:30 pm at the Hacienda on Wednesday, March 12th, 2025, at 6:30pm

**MEETING RULES:**

No audio or video recording allowed by attendees. However, the Secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," **members may observe the meeting but do not have the right to participate in the Board's deliberations or votes.** Members may address issues during the Open Forum portion of the meeting. Attendees may not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If attendees become disruptive, they may be expelled from the meeting and/or fined.