

**LAKE DON PEDRO OWNERS' ASSOCIATION
MINUTES OF GENERAL MEETING
WEDNESDAY, JANUARY 22, 2025**

Executive Session 5:30 pm

Interview Board Candidate, Office Holiday hours

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, Chris Adams and Chris Lowey

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

November 13, 2024 Executive Session-Code of Conduct; 4 lease, procedure to appoint a Director to an empty seat.

January 22, 2025 Interview Board Candidate, Office Holiday Hours. Renee Burritt made a Motion to approve Executive Session Report from November 13, 2024 and January 22, 2025 and Andrea Walker seconded, Motion Approved unanimous.

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

November 13, 2024 Motion made by Kim Cheatham to approve the November 13th Meeting minutes as submitted Chris Lowey seconded, Motion Approved unanimous.

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

Operations Fund Checking: November 2024 \$265,574.93

Reserve Savings: November 2024 \$643,778.73

Operations Fund Checking December 2024 \$244,181.24

Reserve Savings December 2024 \$647,375.83

Also mentioned of the appliances for the apartments that have already been budgeted. (not covered here but under facilities report) Chris Lowey Motioned to approve Financials as submitted, Chris Adams seconded, Motion Approved, unanimous.

V **COMMITTEE REPORTS**

Facility Report - Chris Adams Updating appliances for the apartments. Well issue, the Hacienda was close on January 14 for repairs and reopened January 15. Kim Cheatham Motioned to approve the Facility Report, Renee Burritt seconded, Motion Approved, unanimous.

ACC - Chris Lowey Report for December: 2 permits, declined 1 for fencing and other for nor proper Paperwork. Pending, 4 for removal of storage containers, 4 RV's on property, 3 for garbage and misc., 1 for cars, 1 for shed removal.

January 7, 2025- Permits, 1 for Home, 1 for Fencing, 1 for Driveway. Non-Compliant - 2, 1 Blocking Easement, 1 for junk. Also living in a RV. 6 Closed, 2 County, 2 Pending, 3 with Mariposa County, inspector is here in Don Pedro weekly. Kim Cheatham Motioned to approve ACC report, Andrea Walker seconded, Motion Approved, unanimous.

Parks - Andrea Walker Vandalism was found on the port-a-potty at El Prado Park, holes were burned in. Jeff repaired using small squares and pop riveted into the sides. Maintenance log on the port-a-potty was not being monitored by the company and still billing for this service. Viewed camera and saw they did not come to clean when they should have, Called company and they are now doing their job. Also there was a party at the Hugh Martin park and a mess was left. Thanks go out to the good neighbor that cleaned up. Port-a-potty on Ranchito Pond appears not to be used at this time for illegal RV dumping. Shelley Cummings Motion to approve Parks report Chris Lowey seconded, Motion approve, unanimous.

Trails - Kim Cheatham A group recently hiked around Carmalita Pond with their Dogs. All had a good time. Also picked up trash last weekend. Thank you Trail Blazers! Found a new trail and the markers, will be doing more marking. Waiting to hear if they will be getting more funding from Mariposa County. Shelley Cummings Motion to approve Trail report, Chris Lowey Seconded, Motion Approved, unanimous.

Activities - Renee Burritt Craft Fair in November 2024 raised \$1,027.00 net

Vendor \$1,200.00 Expenses \$383.91

Raffle \$ 211.00

Total \$1,411.00

Fruit Stand at the four corners in La Grange will have a Yard sale/Vendor Sale. It will be the first Saturday of the month, February 1st and March 1st.

Kim Cheatham motioned to accept the Activities report, Chris Lowey Seconded, Motion Approved, unanimous.

VI CONTINUED BUSINESS

1. **Discussion/Vote**-Whether to have attorney amend Assoc Election Rules to allow Electronic voting. To use E-balloting, election rules must be amended. [\(Civ. Code §5105\(h\)\)](#) this needs additional info and cost. Agreed that it is not cost effective and we still would have the cost of an Election. Kim Cheatham motioned to Table Electronic Balloting until more info is available, Shelley Cummins seconded, Approved, unanimous.

VII NEW BUSINESS

1. **Discussion/Vote** - Request to extend the gym hours from 5:00am-10:pm to 4:00-10.00pm Was decided to open Gym 24 hours a day, starting February 1, 2025 to March 31, 2025, on a trial basis. Chris Lowey motioned to allow the gym open to members for 24 hours, Kim Cheatham seconded, Motioned Approved, unanimous.
2. **Discussion/Vote** - Girl Scouts asked to use the lounge from 6:00pm-8:00pm to 5:00-7:00pm. Chris Lowey Motioned to allow the Girl Scouts to change their meeting To 5:00-7:00pm. Andrea Walker seconded, Motion Approved, unanimous.

3. **Discussion/Vote** - Renee Burritt requested to host the Annual Craft Fair at the Hacienda on November 8th & 9th 2025. She recused herself from the vote Shelley Cummings Motion to allow Renee Burritt to host the yearly Craft Fair at the Hacienda November 8th & 9th 2025, Chris Lowey seconded the Motion. Motion Approved unanimous.
4. **Discussion/Vote** - Insurance Renewal for the Hacienda. Andrea Walker Motion to approve the 2025 Insurance package, Renee Burritt seconded, Motion Approved unanimous.
5. **Discussion/Vote** - Cash out smaller CD. Shelley Cummings made a Motion to Approve the postponement until March. Chris Lowey seconded, Motion Approved unanimous.
6. **Discussion/Vote** - Budget Committee. Shelley Cummings Motioned to postpone until February General Meeting, Chris Lowey seconded, Motion passed unanimously.
7. **Discussion/Vote** - Fencing off the Hacienda Play area from the pool. Chris Lowey made a Motioned that this proposal be denied at this time, Andrea Walker seconded, Motion passed unanimous.
8. **Discussion** - Communication Platform to our members id Discover and the LDPOA Facebook. No vote involved.

VIII OPEN FORUM-

The recent Prop 218 Water Rate increase was asked to be put on the next LDPOA meeting agenda for discussion and the Board was encouraged to communicate to the members and community at large, the importance of returning the Prop 218 protest Ballot before March 6th. The possibility of having a meeting before March 6th meeting to strengthen the Community and the Board. This could improve the Board and community.

Use of comment forms are used to keep interruption during the meeting. This was discussed at length. Possible put these on the LDPOA site, so the membership can Pre-fill them out with their comments. This is why we have an open forum. SCOPE, Sheriff's Community Oriented Policing Effort, is a Volunteer Program through Mariposa County. Chris Adams announced he is the County Coordinator for SCOPE. Chris asked the membership which areas they recommend for patrolling. SCOPE uses a Mariposa Sheriff's vehicle. They have five Officers in the North County, Don Pedro area. If you have any issues or concerns, please contact a SCOPE Officer. They also do wellness checks.

Any Board Members can be contacted through the LDPOA Hacienda Office, by leaving a message.

Possibly to a Code Compliance meeting in Mariposa. Code Compliance is staying on Board and not going away, Still addressing a serious violation with a property, also

It was mentioned that EPA and Mariposa County needs to be involved.

What is BAC on the Treasure Reports. Institution where the money is held.

IX ADJOURNMENT/NEXT MEETING

Next Board Meeting- Wednesday, February 12, 2025 at 6:30 pm. At the Hacienda.

Meeting Rules:

No audio or 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 fired,

From the Association's attorney, Davis-Stirling website

Respectfully Submitted

Renee Burritt
Board Secretary

Board Approved Minutes on March 12, 2025