

**LAKE DON PEDRO OWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
WEDNESDAY, March 12, 2025**

**Executive Session 5:15 pm**

**Discussion:** Budget 2025/2026

**Personnel:** Board Candidate interview

**Disciplinary:** Fine Hearing,

**General Meeting 6:30 pm**

**I CALL TO ORDER & PLEDGE OF ALLEGIANCE: Kim Cheatham-Presiding Officer  
At 6:38 pm.**

Directors present; Kim Cheatham, Andrea Walker, Chris Adams and Renee Burritt

**II EXECUTIVE SESSIONS REPORTS by Kim Cheatham-Presiding Officer**

February 12, 2025-Executive Session-ACC appointment, CPA.

March 22, 2025-2025/2026, two fine hearings (both no show) and interview

Board Candidate. Motion made by Kim Cheatham to approve March 22, 2025 and

February 12, 2025 Executive Session Reports and Seconded by Renee Burritt

Motion approved unanimously.

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

Revised January 22, 2025 General Meeting Minutes

February 12, 2025 General Meeting Minutes

Motion made by Kim Cheatham to approve January 22, 2025 and

February 12, 2025 Meeting Minutes, Seconded by Andrea Walker Motion approved unanimously.

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

Operations Fund Checking: February 2025 \$142,638.30

Reserve Checking Account: February 2025 \$654,473.84

Total Reserve Funds for 2025 February 2025 \$92,987.00

A motion was made by Andrea Walker to accept the Treasure Report, Seconded Chris Adams. Motion approved unanimously.

**VI Committee Reports**

**Facility Report-**

**by Chris Adams**

Floor in the gym needs to be replaced. The original floor is asbestos tiles and very worn. The cheapest legal option is to lay a new commercial flooring on top of the current floor and seal it. Contacted 7 companies. We have two bids for glue down, self healing commercial density vinyl plank flooring to be installed over existing VCT floor. Quality Floors at \$11,950.00 and High Sierra Hardwoods at

\$14,563.50. [Reserve Fund]. The Reserve Fund has estimated \$16,000 budgeted for this project. Will also, contact the office to see if the companies will haul away removed old flooring. Apt.A replaced the dishwasher. Apt.B replaced water heater, washer/dryer.

### **ACC-Committe Report**

**by Kim Cheatham**

As of March 11, 2025. 2 fence permits approved, 1 letter for permit to Tuolumne County, 2 letter sent for Mariposa County, 1 letter sent in regards to leash laws, 6 closed, 3 pending, contacted County for 3 other offensives, 2 pending fine hearings, 2 extensions granted.

### **Parks**

**by Andrea Walker**

Received a message on February 12, 2025 in regards to exposed raw earth at Gregorious Pond, on Ranchito. Upon checking, took pictures and sent to the Office staff and forward those to maintenance. They Association office contacted Lake Don Pedro Community Water Board for information about repairs. At this time, CSD has not contacted the Association office, will contact them again on Friday, March 14, 2025. At this time there is no flooding or danger occuring. March 3, 2025 slide was completed and installed at El Prado Park by maintenance, also installed a framework to make it safe. It appears the kids love it. Check Carmalita and Gregorious Ponds on March 12, 2025, will pick up trash due to the pending storm. Will also look into the cost for trash cans, there are none there at this time. Trailblazers will work with trash disposal.

### **Trails**

**by Kim Cheatham**

. Trailblazers is separate from the LDPOA. Will help work with the parks, without the Parks, there are no trails. Have been working with Mariposa County for years, on accessing the funds on behalf of the TrailBlazers for the trails and was voted on March 11, 2025 at the Board session. The TrailBlazers will be granted \$37,240.00. Their group will decide and vote how the money will be spent. The Trail Blazers are a non-profit group's records are public.

### **Activities-**

**by Renee Burritt**

LDPOA Easter Egg Hunt will be on Saturday, April 20, 2025 at the Hacienda at 10:00am. This will be done by the Lake Don Pedro Disciples.

### **Budget Report February 2025**

**by Kim Cheatham**

Budget committee consisted of Kim Cheatham, Dan Cheatham, Renee Burritt, Pam Halter and Erin Gates. The Budget was gone over thoroughly and is not that bad. We have a deficit as of February 25,2025, Out of 3122 accounts 12% (373) are Delinquent in dues in the amount of \$53,712.00. That amount is up from June 1, 2024, which was 312 accounts, (10%) that had not paid in the amount of \$37,440.00. Reserve plan for 2025/2026 costs figures also include 2,5% inflation.The reserve study for 2025,

Paint the interior of the Hacienda at a cost of \$3,946, Kitchen \$8,200, Rental Offices \$4,200, Lower Apartment and lower Patio \$5,600, Inside Upper Apartment \$7,380, Two Bathrooms near the Lounge \$1,754, Bathrooms near the Office \$1,754. Inside the Pavillion \$27,300. Schedule to replace water heater for the pool restrooms and Lower apartment, \$2,716. Gym flooring \$8,842, appliances in the lower apartment Dishwasher, washer, dryer, refrigerator \$4,000, upper apartment dishwasher \$921, Gutter and downspouts \$8,000, Reseal asphalt in parking lot and access road, Typically has a 3 year lifespan of \$10,300. Lake and spillway cleaning \$6,000, Pump House ongoing repairs \$5,000, riding lawn mower \$3,400. The current Reserves Fund Total \$92,987. Each item is re-evaluated before replacement. These funds need to be set aside, in case of earlier breakdowns. We currently contribute \$20,000 yearly, and legally we need to have these funds available for repairs. Budget for 2025/2026 income from all of the 3122 members pay their \$144 dues, would be \$449,568. Apartment Rentals approx \$18,000, sometimes higher, sometimes lower. Rentals for the Pavilion and Lounge \$3,000, Office rentals \$6,000. \$2,000 interest receivables, \$5,000 in other income, \$5,500 late fees, transfer fees \$15,000 when properties are sold. Income should be \$535,288 and with the nonpayment of dues, Income is reduced to \$481,576.00. 78.6% funded for projects. Every three years we have an onsite visitor to go over the reserve and to make sure the repairs are being done. Also, to see if future projections are changed. The cost of the next onsite visit 2026 is \$2,800. This year the projection of bad debt to be \$24,000. Collections, when non- payment of dues is \$400, a lien is put on the property and hopefully when they sell, we get that money back. We are spending \$200 on each lien, in house. It is cheaper to do this in house rather than outsource. Received Insurance decrease for the year, We did receive notice to expect an increase of 22% but the insurance is \$9,000 cheaper than last year, but still can get an increase. Maintenance expenses increase due to the pool chemicals not on their budget, increasing this to \$500. A weedeater that should have been replaced Last year broke down. Pool monitor wages have increased, \$11,000 for the year, an Increase of \$7,500 beyond the budget, due to increase of minimum wage. Because of a deficit from unpaid dues. Will be raising dues. Looked at a variety of ways not to do this, but still could not get the budget lower. The dues can legally raised at 20% would have been \$174.00, but we did a conservative increase of \$10.00 to make the dues \$154.00 for the 2025 year. Budget does not cover the water rate Increase that is coming. We have two meters, one at El Pradp Park and the other at the horse camp. The water is not used, but because there are meters there, we still have to pay a meter fee. One meter we pay is \$200.65 and the other is \$64.38 monthly on both. The Budget Committee does not want to raise dues, but we have no choice with the delinquent dues. Motion made by Klm Cheatham to approve the Committee Reports, Seconded by Andrea Walker. Motion approved unanimously.

## **VII Continued Business**

### **1. Vote by Ballot**

- a. Vote was 4-0 to appoint Laura Diesman to Board Director, term ending October 2025. Seated March 12, 2025. Unanimously appointed
- b. Vote was 4-1 to appoint Mike Guenther to Board Director, term ending October 2026. Seated March 12, 2025. Appointed
- c. Board Director seat, term ending October 2027 is still open

### **2. Discussion/Vote-**

Reorganize Board Officers. Vote for President 5-1, Kim Cheatham, appointed President, Motion made by Mike Guenther to appoint Laura Diesman as Treasure, Seconded by Renee Burritt . Motion passed unanimously. Welcome aboard!

### **3. Discussion/Vote-**

Bids for heavy duty commercial flooring in the gym. Only \$1600 budgeted in the Reserve fund. Quotes came in at \$11,950 and \$14,563.50. Send back for further Review. No vote.

### **4. Discussion/Vote**

Cash out smaller CD at maturity and add liquid funds to the Reserve Account. Send back to the bookkeeper for a dollar amount of CD & interest. No vote.

## **VIII New Business**

### **1. Discussion/Vote**

Annual Reserve Funds Contribution, \$20,000. Motion made by Laura Diesman to Approve the annual Funds Contribution of \$20,000 Seconded by Andrea Walker. Motion approved unanimously.

### **2. Discussion/Vote-**

2025/2026 Association Budget. Motion made by Kim Cheatham to approve 2025/2026 Association Budget, Seconded by Renee Burritt. Motion approved unanimously.

### **3. Discussion/Vote-**

2025 dues increase by \$10.00 to \$154.00 due to the delinquent of dues. Vote 4-2 Motioned made by Kim Cheatham to raise dues to \$154, Seconded by Laura Diesman Motion passed.

### **4. Discussion/Vote-**

Easter Egg Hunt Activity, budget is \$300. Leftover funds go into the general fund. This is the yearly budget. Motion made by Laura Diesman to approve the Annual Easter Egg Hunt Activity Seconded by Kim Cheatham. Motion passed

Unanimously.

**5. Discussion/Vote-**

Election Calendar It would be a good idea to start the Election process early in the Year to give Candidates a better idea of the guideline.

3/21 Early notice of Nomination Deadline in Discover (for email notices)

Sent to the printer for print/mail notices [mail before 3/28]

5/23 General Notice of Nomination Deadline in Discover and posted.

6/13 Reminder Of Nomination Deadline sent for printing/mailing to mail accounts.

6/18 Reminder Nomination Deadline In Discover for email notice accounts.

6/27 Nominations Deadline.

7/9 If balloting required (no election by acclamation)-Select Inspector of Elections at the Board Meeting.

7/15 Pre-Ballot Notice in Discovery & Posting.

8/11 Deadline for Voter list and Candidates Registration List Corrections.

8/15 Ballot mailing date and Election Rules availability.

9/20 40% voting deadline.

10/3 Notice of No-Quorum Extended Balloting deadline & Ballot Count Meeting date notice.

10/11 20% voting deadline & Ballot Count Annual Members Meeting.

10/22 Election Results Notification deadline. Discover and Posting.

Motion made by Andrea Walker to approve the 2025 Election Calendar,  
Seconded by Kim Cheatham. Motion approved unanimously.

**6. Discussion/Vote-**

Reopen the gate at El Prado Park, pending no further vandalism. Andrea Walker lead the discussion, and states the camera has helped tremendously. When Andrea sees suspicious activity through the camera, she calls the Sheriff. There is a surveillance sign that states this area is being monitored with a camera. Andrea has alerts sent to her phone. If it's families or people walking their dogs, Andrea turns the alerts off. Camera is doing the job. Vote is 4-2 to open the gate. Motion made by Andrea Walker to open the El Prado Gate, Seconded by Mike Gunether. Motion approved.

**7. Discussion/Vote-**

Donation of an Elliptical machine for the gym. Is in good condition and quality. Motion made by Renee Burritt to accept the donation Elliptical, Seconded by Laura Diesman. Motion approved unanimously.

**X Open Forum-**

Update on the Villareal property. Shelley Cummings is working with Mariposa County. Trying to get the County to fill out the proper paperwork, contact the Owner to take legal actions. Code Compliance knows of the hazmat problems. Also the trailers on Merced Falls Road we removed due to technicality. Members

should have a say on the dues. There was a short time frame for Budget approval.

**ADJOURNMENT/NEXT MEETING**

Meeting Adjourned at 7:49 pm

Next Board Meeting- Wednesday, April 9, 2025 at 6:30 pm. at the Hacienda.

Respectfully Submitted

*Renee Burritt*

Renee Burritt-Secretary

Board Approved Minutes on April 9, 2025