

**Each LAKE DON PEDRO OWNERS' ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY, April 9, 2025**

Executive Session 5:30 pm

Disciplinary: Liens

Personnel:Hiring

General Meeting 6:30 pm

I CALL TO ORDER & PLEDGE OF ALLEGIANCE: KIm Cheatham-President

At 6:35 pm.

Directors present; Kim Cheatham, Andrea Walker, Chris Adams, Mike Guenther, Laura Diesman and Renee Burritt

II EXECUTIVE SESSIONS REPORTS by Kim Cheatham-President

March 12, 2025 two fine hearings (both no shows) and interview.

April 9, 2025 Vandalism interview, resolution to bylaws.

III APPROVAL OF MINUTES by Renee Burritt, Secretary

April 9, 2025 Monthly Board Meeting Minutes

Motion was made by Mike Guenther to approve April 9, 2025 General Meeting

Minutes and Seconded by Kim Cheatham. Motion approved unanimously.

V TREASURER'S REPORT by Laura Diesman, Treasure

Operations Fund Checking: March 31, 2025 \$218,054.61

Reserve Savings: March 31, 2025 \$657,526.69

Motion made by Renee Burritt to approve March 31, 2025 Treasure Report, Seconded by Andrea Walker. Motion approved unanimously.

VI Committee Reports

Facility Report

by Chris Adams

Maintenance is mowing the facility and across the street. Caught on camera some smoking dope in the courtyard, happened with the 24 hour gym. Cleaned the sidewalks from the drawings.

ACC- Report is for March 2025

by Kim Cheatham

Approved 1 for fencing, denied 2 for more info. Pending 4 in Mariposa and 2 in Tuolumne Counties. Sent 2 letters in Mariposa, Contacted Tuolumne County, 1 closed, 4 active.

Parks

by Andrea Walker

March 28, 2025, Andrea Walker, Board President and Maintenance Manager met at Gregoris access on integrity of the wall. Met at Hacienda with the Board

President to go over paperwork and knowledge of the pond. March 30, 2025, did a vandalism check at El Prado Park to make sure the slide has not been damaged. Everything looked good. Someone is still dumping sewage from their RV using 5 gallon buckets and dumping in the porta potty. Possible trail camera to see who is doing this. Kim Cheatham will donate the camera she has once she gets a cage for it.

Trails-

by Kim Cheatham

Went on a hike to remark on the trails, hung ribbons in trees. Looking to mark more trails.

Park/Trails **NOTE**

The Trailblazers are separate and not affiliated with the Lake Don Pedro Homeowners Association, but they do report things seen to the LDPOA.

Activities-

by Renee Burritt

Easter at the Hacienda, April 19, 2025 at 10 am. Thank you Don Pedro Disciples.
May 3, 2025 Yard Sale at the Fruit Stand

Budget Report February 28, 2025

by Kim Cheatham

Operating fund is the day to day use. Reserve study is to fix and replace items at the Facility. Motion made by Mike Guenther to approve all Committee Reports, Seconded by Laura Diesman. Motioned unanimously.

VII Continued Business

Discussion/Vote-Vote and appoint a new Board Director. No applicants at this time.
Tabled at this time.

Discussion/Vote-Gym flooring update. Maintenance will have someone to come look at what needs to be done. [Reserve Study]
Tabled at this time.

Discussion/Vote-Cash out small CD at maturity to add liquid funds to Reserve Checking. Amount of CD is \$53,404.78. Motion made by Kim Cheatham to cash out small CD in the amount of \$53,404.78, Seconded by Laura Diesman. Motion Passed unanimously.

Discussion/Vote-Date of opening gate at El Prado Park. Did not pick a date at the March 12, 2025 meeting. The date to open the park is April 14, 2025. Motion made by Kim Cheatham to open El Prado Park on April 14, 2025, Seconded by Mike Guenther. Motion passed unanimously. Mike Guenther volunteer to open and close the gate.

VIII New Business

1. **Discussion/Vote-**Board to choose Vice President. Andrea Walker was voted in by a Ballot vote 4-2, Motion made by Kim Cheatham to accept Andrea Walker as Vice President through a ballot vote, Seconded by Mike Guenther. Motion passed 4-2.
2. **Discussion/Vote-**Board to approve new check signers for LDPOA. Motion made by Andrea Walker to appoint Laura Diesman and Mike Guenther as new check signers for the LDPOA, Seconded by Kim Cheatham. Motion passed.
3. **Discussion/Vote-**Replace toilet in Men's pool restroom, has a crack and is leaking. [Reserve Item] Motion made by Andrea Walker to replace cracked and leaking toilet, Seconded by Mike Guenther. Motion passed unanimously.
4. **Discussion/Vote-**
Replacement chairs for the pool area, 12 chairs at \$39 each + tax. Approx \$510 [Reserve Item] Motion made Laura Diesman to purchase replacement chairs For the pool area at a cost of approx \$510, Seconded by Mike Guenther. Motion approved unanimously.
5. **Discussion/Vote-**Evaluate any extra expenses with the 24 hour gym. We do not Have those figures as of yet. The Board did change the hours for gym 4am-10pm. Motion was made by Kim Cheatham to allow gym hours 4am-10pm, Seconded by Renee Burritt. Motion approved unanimously.
6. **Discussion/Vote-**
Gregoris Pond Dam damage. Course of action of liability or repair. Repairs would Need to be done by an Engineer. Could also cause damage at any time. Kim Cheatham made a motion to form an ADHOC Committee for Gregoris Pond Dam damage and repairs, Seconded by Laura Diesman. Motion approved unanimously.
7. **Discussion/Vote-**
Internet issues at the Hacienda. Possibly upgrade equipment. [Reserve Item] Item was tabled. Laura Diesman to call Conifer for more info and cost.

X Open Forum-

Complaint about a property. The Hacienda has reached out to the County. Possible people there at night, told member to call the Sheriff's Department. Possible raising the rates in the apartments. Some not happy with the \$10 Raise. Office was off the Internet for 3 different days. We are looking for a cost efficient and reliable service for the Hacienda, The arch at the Hacienda was made from used materials by our very creative Maintenance Manage.

ADJOURNMENT/NEXT MEETING

Meeting adjourned at 8:15 pm.

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

Respectfully Submitted

Renee Burritt

Renee Burritt-Secretary

Board Approved Minutes on May 14, 2025