



Official publication of the Lake Don Pedro Owners' Association

Discoverer

June 2025

The Lake Don Pedro Owners' Association • 5182 Fuentes De Flores • La Grange CA 95329 FREE

LDPOA Calendar of Events

MONDAYS

Line Dancing Lessons 9:30 am

Tues Tai Chi Class
10 am

WEDNESDAYS
Yoga Class 9 am

June

- 6/3 Tuesday
 - Hacienda Game Night 6pm
- 6/6 Friday
 - Apt B Reserved
- 6/7 Saturday
 - Lounge Reserved
 - Pavilion Reserved
- 6/10 Tuesday
 - ACC Meeting
- 6/11 Wednesday
 - NO Board Meeting scheduled
- 6/14 Saturday
 - Lounge Reserved
 - Apt A Reserved 6/14-17
- 6/15 Sunday
 - Father's Day
- 6/20 Friday
 - Apts A & B Reserved 6/20-21
- 6/21 Saturday
 - 1ST Day of Summer!
 - Lounge Reserved
 - Pavilion Reserved

July

- 7/1 Tuesday
 - Annual Dues are Due
- 7/3 Thursday
 - Apt A Reserved 7/4-6
- 7/4 Friday INDEPENDENCE DAY
 - OFFICE CLOSED
 - July 4th Fireworks DP 9:30 pm

Continued

July *Continued*

- 7/8 Tuesday
 - ACC Meeting
- 7/9 Wednesday
 - Board Meeting scheduled
- 7/12 Saturday
 - Pavilion & Kitchen Reserved
 - Apt A & B Reserved
- 7/13 Sunday
 - Lounge Reserved
- 7/24 Thursday
 - Apt A Reserved 7/24-26

August

- 8/1 Friday
 - Apt A Reserved 8/1 – 2
- 8/5 Tuesday
 - Game Night
- 8/8 Friday
 - Pavilion, Lounge, Kitchen Reserved
 - Apts A & B Reserved
- 8/12 Tuesday
 - ACC Committee Meeting
- 8/13 Wednesday
 - Scheduled Board Meeting
- 8/15 Friday
 - Apts A & B Reserved 8/15-16
- 8/16 Saturday
 - Lounge & Kitchen Reserved

No June Board Meeting

Next Board Meeting
is on Wed., July 9th,
at the Hacienda
6:30 pm

Pool is Open!

June – Aug Hours 10 am – 8pm

*Except M-F during the 2 weeks of swim lessons
6/30 -7/4 & 7/21-25 it opens at Noon.*

LAKE DON PEDRO OWNERS' ASSOCIATION
5182 FUENTES DE FLORES
LA GRANGE, CA 95329
(209) 852-2312,
info@LDPOA.com

REMINDER NOTICE OF CANDIDATE NOMINATION DEADLINE¹ **2025 BOARD OF DIRECTORS ELECTION**

There will be two seats to be filled in the upcoming October election of Directors, as two Directors' terms expire naturally this year.

The deadline for submitting candidate nominations is 5:00 pm on Friday, June 27, 2025.

To submit a candidate nomination, you must notify the Association in writing by:

- Mail or hand delivery to the following address: **LAKE DON PEDRO OWNERS' ASSOCIATION, 5182 FUENTES DE FLORES, LA GRANGE, CA 95329**
- Or by emailing your written notification to the Association at info@LDPOA.com

Candidates must have been property owners (named on the deed) in the Lake Don Pedro Subdivision for at least one (1) year and current on association assessments. Candidates may not be joint owners with any other board member.

If at the close of nominations at 5:00 pm on Friday, June 27, 2025, there are the same number or fewer qualified candidates as there are board positions to be filled, then the Board of Directors, may, after voting to do so, seat the qualified candidates by acclamation without balloting.

¹This notice constitutes the "Reminder Notice of Nomination Deadline" per state ordinance.

LAKE DON PEDRO OWNERS' ASSOCIATION
MINUTES OF GENERAL MEETING
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 Cheathen will donate the camera she has once she gets a cage for it.

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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.

V 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 unaminiously.

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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

BOARD 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.

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

SPECIAL ORGANIZATIONAL MEETING MINUTES
OF THE BOARD OF DIRECTORS
Monday, April 28, 2025 at 5:00 pm
At the LDPOA Hacienda (address above)

Note to attending Members: While our members are welcome to observe this Special
Organizational Meeting, This is a training and informational meeting only. Therefore,
only a limited open forum for member Comments are included at this meeting.

No Board actions on items will be made at this time. Any potential Board actions will
be duly listed on the May 14, 2025 Board Meeting Agenda to be discussed and/or
decided then, and member comments will,
of course, be welcomed at the meeting during the Open Forum segment.

Directors present: President Kim Cheatham, Vice President Andrea Walker,
Secretary Renee Burritt, Treasurer Laura Diesman, Chris Adams and Mike Guenther

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE: 5:00 pm. - Kim
Cheatham-President

This is a special meeting called to order to review standard policies, meeting
procedures, communications, Committee types and purposes, documentation using
forms and applications, and the Lake Don Pedro Owners' Association Board of
Directors' objectives. This meeting was called to address current Board functionality,
operations and to initiate improvements. In addition, the board's conduct, member
interaction and understanding documentation policies and identifying projects will be
explored.

President Kim Cheatham handed the meeting over to Director Mike Guenther for a
breakdown and analysis of the items to be covered.

Director Mike Guenther opened the meeting by explaining the LDPOA administrative
and staff organization. A chart was shown illustrating the hierarchy. The order
indicated was The Association Membership. Next the Board of Directors, elected by
the Membership. Next in order was the Executive Committee and Association
Committees followed by the LDPOA Office Staff Supervisor, Office Staff Assistant,
Accounting/Bookkeeping and Maintenance.

The Board of Directors' job is essentially to act on behalf of the Association
Membership by responsible fiduciary oversight, maintaining LDPOA assets and
responding to membership requests, suggestions and questions. Executive Committee
considers sensitive and private matters within strict guidelines dictated by law.
Business conducted is confidential. Current standard Committees are listed on the
agenda each meeting. Reports are given by each committee head. LDPOA Staff
consists of Staff Supervisor, Office Staff Assistant, Maintenance and Bookkeeper, all
performing jobs within their areas of responsibility

BUSINESS-

Meeting Procedures
It was discussed that some of the meeting procedures have been relaxed over time and
board inexperience has created gaps and miscues. Ways to improve and conduct better
meetings were covered. Currently the Association doesn't have rules of order.
Establishment of adopted rules of order and incorporating them into future Bylaws
revisions would be a substantial improvement. Robert's Rule of Order or Rosenberg's
Rules of Order are the current standard. Discourse followed on the advantages and
improvements in this plan.

Floor Control
Every Board or committee elects a President or Chair to facilitate meetings and follow
agendas, control discussions and maintain order. Without this oversight the results are
chaos, a lack of productive action and ultimately poor relationships and ineffective
administration. Again, it was determined that inexperience and lapses in procedure
need to improve.

Votes and Motions
Clearly there was agreement on the proper protocols on these procedures. They clarify
action, provide insight into Board Director opinions and position, and provide the
Association with a record and planned undertaking. Future meeting will improve this
process.

Continued

<div>Votes and Motions Continued</div> <p>At this point a question was asked if notes were being taken. Renee Burritt, as Secretary, responded and explained the recording process. A moment was taken by Director Mike Guenther to introduce the Board of Directors present and their positions. In addition, he asked members present to introduce themselves as well. Mike and Carol Russell, forty-year members of the Association and community, Shelley Cummings, Eva Banuelos and Katie Guenther responded.</p> <p><i>Code of Ethics</i></p> <p>It was noted and sadly acknowledged by the Board that there was no established code and absent in the Bylaws. Conversation noted its importance and the adverse effects of its omission. The Board indicated that it will be a priority in the future revisions of Association governing documents.</p> <p><i>General Decorum</i></p> <p>Ground was covered here on the general concepts of how we treat each other on the Board and our interaction with the membership. Improvement here would hopefully build better relationships with <u>everyone</u> involved with the LDPOA.</p> <p><i>Communication-Board-Staff-Community</i></p> <p>The Methods of Communication were explained. Email is a primary tool used by the Board, Office Staff and membership. Discussion ensued on improvements to the current communication situation. Compartmentalizing threads, streamlining messaging, establishing a designated point of contact to filter board messaging and reduce the message numbers and also for member to board contact were possible solutions. More timely dispersal of information noting the thirty-day period between meetings. Community assistance in putting out information was a suggestion. You can find information or updates with LDPOA actions, meetings and events on their Facebook page, Lake Don Pedro Owners Association. Also, various other community pages contain useful input. People loved the meetings online. President Kim Cheatham has been working with the Office Staff on getting this format operational in the near future. Posting a YouTube meeting was a problem. Loading the meeting proved too large. President Kim Cheatham is currently verified to post there. Zoom is also a challenge considering the number of people who wish to participate.</p> <p><i>Committees</i></p> <p><i>Establishment, purpose and procedures</i></p> <p>There are currently five Standing Committees. These are constant and established indefinitely. They are the Facility and Maintenance Committee, the Architectural Code Compliance Committee, Parks Committee (Trails), Activities/Events Committee and the Budget Committee. In addition, one Ad Hoc committee, the Gregoris Dam Committee.</p> <p>Each committee has a Board Director seated as Chair. The difficulty here is personnel. We have virtually no membership participation with the exception of the Budget Committee and the Architectural Code Compliance Committee with one to two association members participating. Most committees ideally could do with five members, but three could perform assigned purposes and meet quorum requirements. Once established, written reports should be recorded and presented at regular board meetings to keep the board and membership informed, appraised of committee present and future projects, costs, their status and completion schedules and any relevant information concerning that particular committee. Currently Committee chairs give reports verbally.</p> <p>The ACC Committee performs on different level than other Standing Committees. It deals with sensitive and confidential information and documents. Investigations are conducted on properties that have a non-compliant complaint. Procedures are followed and violations have an opportunity to correct the problem. Mariposa County shares involvement and often this results in delays and enforcement issues. This particular committee is being scrutinized for review, reform and revision. Currently Office Staff is doing a tremendous job in support and assistance.</p> <p><i>Projects and Objectives</i></p> <p>Currently El Prado Park is work in progress to restore it to its former glory. Vice President Andrea Walker has taken on this major project. Also she, along with President Kim Cheatham are reviewing the current Gregoris Dam issues.</p> <p><i>Planning Current/Future</i></p> <p>We have a great group of Board members currently. A new Board forms in October when the Association members elect new Board Members. We want to invite them to join a committed group. This is the time to plan out and set the budget by February 28 each year.</p> <p><i>Ad Hoc Committee</i></p> <p>This is a short-term committee established for a specific task and generally ends with the completed task. As mentioned prior the Gregoris Dam project has an Ad Hoc committee established.</p> <div>Continued</div>	<div>Continued</div> <p><i>Community Inclusion</i></p> <p>Here is where we really need community member support. Fundraisers, volunteers and those that want to be involved please get in touch with the board. We, the Board, are doing our best to become a strong team and earn your trust cooperation.</p> <p><i>Documentation Forms Records</i></p> <p>We have standard forms for various items but it has come to board attention that some need revision and there is a need to create new ones. In cooperation with the Office Staff there should be a review of standard forms and suggestions of corrections and new creations. The forms are filled out and often noted with corresponding actions. Sometimes wrong forms are used or at times information reverts to word-of-mouth communication. Recording documents and forms are extremely important in verifying past actions and responsibilities. A file cabinet has been suggested and orientation and understanding of the current filing system is being looked into.</p> <p><i>Board Objectives</i></p> <p>Bylaws need revision and updating. Dated 2000. No revisions indicated to the current Bylaws posted on the LDPOA website. It has been indicated that revisions were made and are currently in use but not posted for membership. CC&R dated 1969. CC&R’S (Covenants & Restriction) revision needed and updating to align with current county code. IT housekeeping needs to be improved and an evaluation on updating needs. LDPOA website improvements for easier navigation. All LDPOA documents need to be current. Mariposa and Tuolumne County code information appears to be reasonable current. It is a priority to update but there is considerable discussion on cost and where this can be budgeted for.</p> <p>OPEN FORUM</p> <p><u>Question was asked if the LDPOA follows under the Brown Act.</u></p> <p>The LDPOA is a Non-profit and is subject to different rules. The Davis-Stirling act is our legal reference when our Bylaws need clarification or Association questions from the Board, Staff or membership need further illumination.</p> <p><u>Question was asked on confidentiality within the Office Staff when a complaint is filed.</u></p> <p>All complaints for Association violations are confidential. An example was provided. If an Architectural Code Compliance complaint was reported, it would be investigated and processed privately by the ACC Committee and if warranted passed on to the board for approved action. ACC Committee reports maintain confidentiality.</p> <p><u>Question was asked how emailed information gets to the Board?</u></p> <p>Most general email communication can be answered by the Office Staff. Specific Committee questions are directed to that committee. Sensitive or confidential material flows to the Executive Board or the ACC Committee depending on content and purview.</p> <p><u>Question if information goes to the office about personnel, how is the Board made aware of it?</u></p> <p>Items concerning Staff can be placed in a sealed envelope and addressed to the Board directly.</p> <p>An example given was, a candidate, applying for the Board, placed his application in a sealed envelope addressed to the Board. The application was opened in an executive meeting.</p> <p>Shelley Cummings thanked the Board for putting this together. She expressed there seems to be no good meeting time and 5 pm was too hard for people to attend. She suggested a later meeting time for better member attendance. She also suggested putting out a call to the community for help on projects. There are Attorneys, IT people, and equipment owners. The resources in the community are untapped. You, as the board, could use Don Pedro Facebook page for inquiries. High school seniors need community service hours for graduation.</p> <p>A recommendation was made for a Davis-Stirling point of contact for the Board. Those present liked the engagement and being able to talk during this meeting. Treasurer Laura Diesman agreed with the recommendations. She stated rules are helpful and hopefully these items can be incorporated into the LDPOA. The Board will start working on these things.</p> <p>Director Mike Guenther asked, how are we perceived by the Community?</p> <p>Mike and Carol Russel felt welcomed tonight. They liked Roberts Rule of Orders being used. Past Boards had tried different versions of the rules and they actually lost the interest of the Community.</p> <div>Continued</div>
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We are so far away from any other towns. We need more services available. Consider continuing to reach out to our supervisors. Consider that both our representative counties are spread out and we need more services. It was commented that both representative Supervisors care for our area communities.

President Kim Cheatham mentioned, she didn't know anyone when she first started coming to the meetings, she is now the President of the LDPOA Board of Directors and in addition is the Chair for Trailblazers.

Secretary Renee Burritt does the Craft Fair.

We have a new group in the community "I Love Don Pedro", their kick off was April 25, 2025.

Treasurer Laura Diesman stated in past meetings you would get the agenda emailed and you could fill out comment cards for each topic prior to the meeting and while not all comments may not be discussed due to volume and time, the board could do a review poll and prioritize discussion topics.

The Board invited Mike and Carol to attend the next Board meeting. They expressed their pleasure when dealing with the Office Staff and remembering the activities that used to be here and now the next generation trying to revive it. They realize the challenges ahead. Other attendees were encouraged to continue to participate as well.

Director Mike Guenther thanked the Community for coming to the meeting. He suggested the possibility of scheduling a future Town Hall Meeting inviting our Supervisors, Steve Griefer and Shannon Poe.

President Kim Cheatham thanked Director Mike Guenther for coming up with agenda and addressing long standing issues. At this point we need to get more Community members to join the Committees so we can achieve the objectives that they are designed to do and get the Community up and running again.

ADJOURNMENT/NEXT SCHEDULED MEETING DATE

Meeting Ended at 6:27 P.M.

Next Board Meeting at 6:30 P.M. on Wednesday, May 14, 2025 at the Hacienda

Respectfully Submitted

Renee Burritt
Renee Burritt – Secretary

Mike Guenther
Mike Guenther - Director

Board Approve Minutes on May 14, 2025

Community Game Night

6-9 pm

On the 1st Tuesday of each month
at the Hacienda

Bring Friends, your favorite games
& play

Hacienda Offices for Rent

5182 Fuentes de Flores, La Grange, CA 95329

Office #3 8x17 \$204 a month

Office #4 8.5 x 12.5 \$155 a month

1st & Last +

Cleaning Deposit required

After Board approval the General Board Meeting
Minutes and Monthly Financial reports are available in
PDF form on the Associations' website: www.LDPOA.com
under Governance > Financial

The 2025 Association Dues of \$154
will be due on July 1st

All Statements will be mailed out by June 1st.

If you do not receive yours – We do not control postal
delivery

Contact the LDPOA Office and we will be happy to re-send
another statement/invoice.

Remember:

On Aug. 1st unpaid dues are deemed delinquent and
a 10% Late Fee of \$15.40 will be charged.

In addition - Monthly Interest is charged on delinquent
account balances each month and *adds up quickly*.

Save Money – Avoid Late Fees and Interest
Charges!

No cost - Monthly Payment Plans are available!

Contact the LDPOA Office for details
209 852-2312 or 209 852-9361
info@LDPOA.com



The Lake Don
Pedro
Trailblazers

Riding & Hiking

Come Join Us

Meet 1st Monday each month – 6 pm
at LDP High School gym.

FaceBook:

<https://www.facebook.com/LakeDonPedroTrailblazers> or
<https://www.facebook.com/lake.trailblazers>

The Tuolumne and Mariposa County trail systems are a series of dedicated pedestrian and equestrian easements within the Lake Don Pedro Subdivision for use by community members, as well as the public. The mission of the Lake Don Pedro Trailblazers is to use, preserve, mark and maintain the pedestrian and

Statements of Revenues, Expenses
and Changes In Fund Balances
April 2025
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)

	Operations Fund Current Month	Replacement Fund Current Month	Operations Fund Year To Date	Replacement Fund Year To Date	Total Funds Year To Date	Annual Operating Budget
REVENUES						
Assessments	0.00		429,568.00	20,000.00	449,568.00	449,568.00
Plan Check Income	0.00		1,100.00		1,100.00	0.00
Apartment Rental	2,040.00		18,730.00		18,730.00	18,000.00
Hall Rental	100.00		3,842.00		3,842.00	3,000.00
Office Rental	513.00		6,400.33		6,400.33	6,000.00
Interest Income - Receivables	627.91		6,873.98		6,873.98	2,000.00
Interest Income - Bank		1,537.36		18,362.54	18,362.54	0.00
Other Income	212.30		8,395.66		8,395.66	5,000.00
Late Fees	0.00		10,195.20		10,195.20	5,500.00
Fines	900.00		3,650.00		3,650.00	0.00
Transfer Fees	900.00		12,750.00		12,750.00	15,000.00
Total Revenues	5,293.21	1,537.36	501,505.17	38,362.54	539,867.71	504,068.00
EXPENSES						
Bad Debt Expense	1,166.67		11,674.05		11,674.05	14,000.00
Board Expenses	0.00		662.90		662.90	500.00
Office Supplies	59.00		4,874.20		4,874.20	6,000.00
Copier Costs	176.06		1,934.20		1,934.20	2,500.00
Office Salaries	5,683.50		72,789.00		72,789.00	81,500.00
Travel / Mileage	0.00		252.00		252.00	1,000.00
Legal	0.00		950.00		950.00	5,500.00
Accounting	0.00		3,057.50		3,057.50	6,000.00
Bank Charges	0.00		20.00		20.00	0.00
Publication Costs	2,669.83		7,175.69		7,175.69	8,400.00
Computer / Internet	758.57		8,829.44		8,829.44	10,500.00
Election	0.00		10,376.44		10,376.44	16,500.00
Collections	443.00		2,447.00		2,447.00	2,500.00
Public Relations	325.38		325.38		325.38	500.00
Postage & Delivery	69.99		2,047.90		2,047.90	2,368.00
Merchant Fees	470.44		7,163.83		7,163.83	8,500.00
Insurance	4,839.82		58,360.76		58,360.76	75,100.00
Taxes / License / Filing Fees	54.00		18,726.00		18,726.00	13,000.00
Workers Comp Insurance	457.23		5,660.98		5,660.98	3,500.00
LDPOA Miscellaneous Expense	0.00		1,195.00		1,195.00	0.00
Hacienda Maintenance Salary	5,040.00		57,680.00		57,680.00	72,800.00
Pool Monitor Salary	0.00		9,424.00		9,424.00	11,000.00
Janitorial Salary	2,235.75		25,883.07		25,883.07	31,000.00
Payroll Tax Expense	1,167.52		15,108.80		15,108.80	16,000.00
Salary Expenses - Other	1,046.00		7,509.50		7,509.50	6,000.00
Electric (Hacienda)	1,584.92		26,080.45		26,080.45	33,000.00
Electric (Well)	249.24		6,350.34		6,350.34	8,500.00
Electric (El Prado Park)	66.44		677.58		677.58	1,000.00
Electric (Barn)	0.00		68.60		68.60	100.00
Water (El Prado Park)	327.68		2,656.99		2,656.99	3,000.00
Reserve Study	0.00		400.00		400.00	400.00
Propane	1,846.32		2,250.22		2,250.22	2,000.00
Trash Removal	499.74		4,958.57		4,958.57	5,700.00
Total Expenses	33,265.75	0.00	410,648.05	0.00	410,648.05	484,068.00
Excess (Deficiency) of Revenues Over Expenses	-27,972.54	1,537.36	90,857.12	38,362.54	129,219.66	
Board-Approved Interfund Reclassifications and Transfers	(1,666.97)	1,666.97	3,330.30	(3,330.30)	-	
Timing Adjustment from 6/30/24			30,519.32	(2.52)	30,516.80	
Fund Balance (Deficit) Beginning of Fiscal Year			32,276.00	625,701.00	657,977.00	
Fund Balance (Deficit) Month End	\$ (29,639.51)	\$ 3,204.33	\$ 156,982.74	\$ 660,730.72	\$ 817,713.46	

LAKE DON PEDRO OWNERS ASSOCIATION
Balance Sheet
As of April 30, 2025
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)

	Operations Fund	Replacement Fund	Total Funds
ASSETS			
Checking & Savings			
Petty Cash	1,721.60		1,721.60
BAC - Operating	104,127.17		104,127.17
Reserve - BAC (savings)		65,262.58	65,262.58
Reserve - BAC (CDs)		595,468.14	595,468.14
Assessments Receivable, less Allowance for Doubtful Accounts (\$170,704.58-133,933.45)	36,771.13		36,771.13
Prepaid Insurance	43,560.92		43,560.92
Undeposited Funds (received but not deposited)	785.52		785.52
Total Assets	\$186,966.34	\$660,730.72	\$847,697.06
LIABILITIES			
Accounts Payable	4,830.87		4,830.87
Refundable Deposits	19,880.00		19,880.00
Workers Comp	4,325.73		4,325.73
Other Liabilities	947.00		947.00
Total Liabilities	29,983.60		29,983.60
FUND BALANCE	156,982.74	660,730.72	817,713.46
Total Liabilities and Fund Balance	\$186,966.34	\$660,730.72	\$847,697.06

**Pool Hours Change on Weekdays M-F
during Swim Lesson weeks
General swim starts at Noon**



Sponsored by the Tuolumne County Recreation Dept.

Session & Class Calendar

Session I : M-F June 30th – July 4th

Class 1 for Levels I, II, III 9 am

Class 2 for Levels I – III, IV, V, VI 10 am

Class 3 Mommie & Me (Tiny ones) 11 am

Session II : M-F July 21st – 25th

Class 1 for Levels I, II, III 9 am

Class 2 for Levels I – III, IV, V, VI 10 am

Class 3 Mommie & Me (Tiny ones) 11 am

Fee: \$40 per child

Online Registration starts Mon 5/12 at 9am

on the Tuolumne County Recreation website

www.TcRecreation.com

(Online registration closes in mid June)

Unfilled classes will accept sign ups at 8:30 am on the opening day of each class

On class dates the pool opens for general use at Noon.

NOTICE –

Change in Hours for the Exercise Room / Library

With Access Tag - now available

4 am – 10 pm, 7 days a week.

***Without* an access tag available during office hours.**

Hacienda Pool is Open, 10 am – 8 pm

Lake Don Pedro Owners' Association

5182 Fuentes de Flores, La Grange, CA 95329 • Ph: (209) 852-2312 • Ph: (209) 852-9381 • info@ldpoa.com • www.LDPOA.com

~ POOL USE RULES ~

NO LIFEGUARD ON DUTY - SWIM AT YOUR OWN RISK

Electronic Access Tag is needed for Pool Gate – Pool has 24 hour video surveillance

Hours: **June – Aug. Open 10:00 am - 8:00 pm** (May & Sept closes 7 pm)

* All swimming ends 15 minutes before closing

Pioneer Club (Adult Only Exercise/Lap & rehab) hours are 8am -10 am.

All morning swim hours are adjusted M-F during the 2 weeks of Swimming Lessons, see posted dates.

Violation of these pool use rules can result in loss of pool privileges

⇨ *Violations of CA Health & Safety Codes that can result in closure of the pool.*

1. KEEP GATE CLOSED AT ALL TIMES – Please Note:

If you let someone into the Pool Gate you are assuming responsibility for their behavior.

2. A member account in-good-standing may have up to 6 non-member guests.

3. **Absolutely NO GLASS CONTAINERS** of any kind in the pool enclosure ⇨

4. CHILDREN MUST BE UNDER ADULT SUPERVISION AT ALL TIMES.

NO CHILD UNDER 14 YEARS OF AGE WITHOUT A RESPONSIBLE ADULT AGE 18 OR OLDER.

5. NO SMOKING anywhere other than in the designated smoking area. ⇨

6. Suitable Attire: Swim Diapers required for infants – no exceptions. ⇨

Hemmed shorts are ok but “cut offs” are not allowed in the pool.

7. NOT ALLOWED

- **NO Animals** in the pool area ⇨, or in the attached recreation area.
- NO Flotation toys / items (rafts, inner tubes, noodles, etc.) in the pool.
(Personal safety flotation devices, swim vests etc. for babies & toddlers are Ok)
- NO BALLS or SMALL TOYS ALLOWED IN POOL OR POOL AREA.
(Balls may be used, with courtesy, on the grass & asphalt court areas.)
- NO Skateboards, skates, scooters or other wheeled riding toys! ⇨
(Exceptions: wheelchairs, walkers and baby strollers are allowed.)

CONDUCT

NOTICE: For the general enjoyment of all members - This is a “G” rated facility.

Inappropriate conduct or language can result in suspension of use privileges.

- NO Running, pushing, excessive horseplay or splashing in the pool area.
- **Please pick up and dispose all of your trash.** Smokers - use ash cans.
- Please do not play in or run through the planters or fountain.

Rev 5/24



Lake Don Pedro Owners' Association

Pam Hatler, Office Manager

5182 Fuentes de Flores, La Grange, CA 95329

Rates for various services from Lake Don Pedro Owners' Association

Hall and apartment rentals

Extra Member Benefits: Rent Free personal use of the Lounge once (1) per year & of the Pavilion once (1) every three (3) years. (Subject to availability.) Additional member bookings charged as shown.

RENTS & DEPOSITS for HALLS & KITCHEN

RATES:	Member	Non-Member
Pavilion (3,440 sq ft)	\$300	\$ 900
Lounge (1,595 sq ft)	\$ 75	\$ 400
Kitchen	\$100	\$ 200

REFUNDABLE DEPOSITS FOR EVENTS:
(Deposits refunded if: rental rules are followed, no damages & cleanup is completed)

Deposits:	Member	Non-Member
Pavilion	\$500	\$1,000
Lounge	\$400	\$1,000
Kitchen	\$100	\$1,000

APARTMENT RATES & DEPOSITS

* Check in is 1 – 4pm Check out is 10:30 am
Refundable Deposits Required for Reservations
(Deposits are refunded if there are no losses or damages and rental rules are followed)

Rates for: **Members** **Non-Member**

Apartment "A" (Upstairs, sleeps 8: 3Q, 2T)

Daily Rate	\$210	\$300
Weekly Rate	\$1,260	\$1,800

DEPOSIT: \$350 \$500

Apartment "B" (Downstairs, sleeps up to *6)

Daily Rate	\$150	\$230
Weekly Rate	\$900	\$1,380

DEPOSIT: \$300 \$360

**includes queen sofa bed*

ADDITIONAL RENTAL INFORMATION

All Reservations Subject to Availability

Deposits & insurance required for events.
Event curfew is 10:30 pm
with cleanup by Midnight.

Available for use at no additional cost:
Banquet tables, chairs, Pavilion stage risers,
courtyard, front lawn, side lawn area, and large
event barbeque. (Subject to availability.)

NON-PROFIT ORGANIZATIONS:

Board approved entities are allowed rent free use
of the Pavilion and Lounge twice per year.
(Subject to availability.)
Additional uses are charged at member rates.
Kitchen use fee is \$100.

Deposits, completed Use Agreement forms &
insurance certificates are required each time.



Commercial Office Rentals

Office 1	9x12	Leased	\$162
Office 2	11x12	Leased	\$198
Office 3	8x17	Available	\$204
Office 4	8.25x12.5	Available	\$155

Office Services

Scan & Email	.10 cents per page
Copies	.10 cents per 8.5 x11 page (1 side) .20 cents per 11x17 sheet (1 side)

The office is happy to make copies or to scan &
email documents for you.

BOARD OF DIRECTORS

Kim CheathamPresident
Renee Burritt.....Board Secretary
Laura Diesman..... Treasurer
Chris Adams Director
Andrea Walker VP
Mike Guenther Director
..... Director

Correspondence to the Board or
Association Office should be sent to:

Lake Don Pedro Owners' Assoc.
5182 Fuentes de Flores, La
Grange, CA 95329

office ph.: 209-852-2312 or 209-852-9361

Email: info@LDPOA.com

Web: www.LDPOA.com

FaceBook: www.facebook.com/ldpoa

Office Hours: Mon – Wed, Fri & Sat 9am - 4:30pm

Closed: Sun, Thurs & Major Holidays

Ph: 209 852-2312 or 209 852-9361

Email: info@ldpoa.com Web: www.ldpoa.com

Important Information

The 2025 Dues are \$154 and are due on July 1st

Please make sure that our office has your
correct mailing address!

The annual billing statements are mailed out by May 30th

If for some reason, you did not receive your bill,
your dues are still due and payable.
(We do not have any control of the Post Office or mail delivery)

On Aug. 1st unpaid dues will get a \$15.40 late fee.
In addition, 1% monthly interest is charged on all accounts
over 30 days past due.

Avoid late charges & monthly interest fees* with
a free Payment Plan.

Contact our office - We will work with you.

209 852-2312 info@LDPOA.com

**Fees held in abeyance as long as payments are kept current.*

Board & ACC Meeting Info

- **The General Board Meeting** is on the 2nd Wednesday of each month. **NO Board Meeting in June – Summer Hiatus**
 - Next meeting on July 9, 2025
- **The ACC** (Architectural Control & Compliance) Committee meets monthly to issue permits. **The June ACC Meeting is scheduled on Tuesday, June 10th.** Please send all submissions to the LDPOA Office by Friday, June 6th to be included on the ACC agenda.
- **Attention:** Any individual or group with a special request for an activity, project or improvement etc. must submit their proposal to be listed as an agenda item for approval at a Board Meeting and be present at the meeting in order for it to be considered for approval
- **Please Note:** Requests must be submitted in writing and listed on the meeting agenda to be considered at the Board Meeting. **The agenda is set one week before the meeting.**

Moving? Please notify the LDPOA Office!

You may contact us by: email info@LDPOA.com,

Or our website at www.ldpoa.com

By phone 209.852.2312 or Mail to:

5182 Fuentes de Flores, La Grange, CA 95329

Be sure to include the following information:

***Owner's Name**

***Old Address**

***New Address**

Account or Lot #

Multiple Lots?

Phone and/or **Email

*** Indicates information required to update account**

**** If email is supplied a confirmation of change will be sent.**



Discoverer is available free to all members
of the

Lake Don Pedro Owners' Association.

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Publisher: Lake Don Pedro Owners' Assoc.

LDPOA office ph.: 209-852-2312

LDPOA office 2nd ph: 209-852-9361

Email: info@LDPOA.com

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Change of Address

*It is the responsibility of the Lake Don Pedro
property owners who have moved or will be
moving to send in a change of address in
order to keep receiving important Association
mailings and the Discoverer.*