

**Each LAKE DON PEDRO OWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
WEDNESDAY, May 14, 2025**

**Executive Session 5:30 pm**

**Discussion: Liens**

**Personnel:Hiring**

**General Meeting 6:30 pm**

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

**At 6:37 pm.**

Directors present; Kim Cheatham, Andrea Walker, Mike Guenther, Laura Diesman  
And Renee Burritt. Directors not present: Chris Adams

**II EXECUTIVE SESSIONS REPORTS by Kim Cheatham-President**

March 12, 2025 Fine Hearings

April 9, 2025 Vandalism interview, resolution to bylaws

Motion was made by Mike Guenther to approve March 12, 2025 and April 9, 2025  
Executive Meeting Minutes. Seconded by Laura Diesman, Motion approved  
unanimously.

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

April 9, 2025 Monthly Board Meeting Minutes

April 28, 2025 Special Organization Meeting

Motion was made by Andrea Walker to approve April 9, 2025 General Meeting  
Minutes and April 28. 2025 Special Organization Meeting Seconded by Mike  
Guenther, Motion approved unanimously.

**V TREASURER'S REPORT by Laura Diesman, Treasure**

Operations Fund Checking: April 30, 2025 \$104,127.17

Reserve Savings: March 31, 2025 \$660,730.72

Motion made by Mike Guenther to approve April 30, 2025 Treasure Report,  
Seconded by Kim Cheatham, Motion approved unanimously.

**VI Committee Reports**

Kim Cheatham noted that Chris Adams was not in attendance for the Facility Report.  
Before we started on the Facility Report, Mike Guenther stated to entertain a motion to  
appoint Andrea Walker to that position, since it has been headed by the Vice President  
Kim Cheatham had spoken to the Maintenance Manager and he initiated the  
conversation to have Andrea Walker oversee the Facility. Kim Cheatham asked  
Andrea Walker if she felt comfortable with working with the Maintenance Manager and  
Stated yes, she was and that she had already been speaking with him about certain  
Operations. Mike Guenther asked if it was going to be a committee or a one person?

Andrea Walker stated that she would like to see it as a committee at some time if there is interest. Kim Cheatham recommended the motion to replace the Current Facility Person be brought up in the July general meeting. It was Mentioned the vote for this change was under New Business item #4.

## **Facility Report**

**by Chris Adams**

Report from Chris Adams was reported by Andrea Walker

### **GYM Flooring Options**

**Option 1.** The complete removal of the floor, cost of \$7,350 Hazmat and all.

To polish the floor after all the asbestos material has been removed, cost \$13,269. Note: The Pavillion floor was done in the same manner in 2002 and the cost was \$30,000, but the Pavilion flooring is much larger floor.

**Option 2.** To cover over the asbestos flooring that is currently in the gym of a cost of \$14,000.

### **Water tank information**

The current water system was done 17 years ago. It was put in by Canepa and has never been touched since then, that we can recall.

**What is wrong?** There are two wells the deepest is 1000 feet down and feeds into the first tank and the first tank supplies the remaining tanks. The first tank has built up about a foot and a half to two feet of sediment in the bottom. We need to drain the tanks and wash them out and have them chlorinated and replumb including some alterations needed to prevent this in the future. We are waiting for Canepa to come out and give an estimate to have this all done. We cannot have done at this time, due to the fact we will have to shut the whole facility down with the water shut off. It should take at least a couple of days to do the whole thing. To my understanding this is on the Reserve Study. The problem with the well has been remedied for the time being by flushing out the first tank, both tanks are now full. Once the well Company comes out and gives recommendations, possible incorporate a flushing system. And modernize the system.

### **Summer Projects**

Paint lower stucco walls. Hire two pool monitors, (in process of being done now). Getting the pool ready for opening and keeping it in order, until closure.

### **Off Season Fall-Winter projects**

Cleaning and changes to the water tank system. Approved by the Board, Apartments A & B will have the appliance replaced. These are winter projects due to less traffic, As in less rental of the apartments. Apt A replace dishwasher and Apt B replace the hot water heater, refrigerator, washer and dryer.

## **ACC- Report is for April 2025**

**by Mike Guenther**

Mike Guenther has agreed to be the Chair for the ACC. Mike chose to dispense with normal reporting, going forward he will have that info. Shelley Cummings stepped forward with improvements to make the process more streamline. Mike is in the Process of reorganizing the committee, possibly have Shelley Cummings be on the committee or at least give help. Mike has 6 items and will report at next

meeting. We have a good staff to work with. Chris Cox from the office and does a great job. Renee and Phil Anderson stepped up to help. Looking to make this a community committee. Kim Cheatham also mentioned that the Trailblazers will Assist and let the ACC know about easement issues.

### **Parks**

**by Andrea Walker**

Andrea Walker was grateful Mike Guenther for opening and closing the gate at El Prado park by keeping our park safe from transients and vandalism. There has been no new vandalism. El Prado ballfield has been mowed twice and will see if it needs to be done a third time for fire danger and to make the park look nice. Update on Gregoris Park is on the Unfinished agenda. One bid proposal on work that needs to be done and another bid. Also checking with GEO Engineers and contractors. Parks have been pretty quite but appreciate the Trailblazers point of view.

### **Trails-**

**by Kim Cheatham**

Trying to catch who is dumping RV waste in the porta potty at Gregoris Park. Working on some legalities, will post a sign this area under surveillance. Kim Cheatham is personally donating a camera so we can catch who is doing this. Once they are caught, Kim Cheatham is raking back her camera. Trailblazers cleaned the old cemetery off Granite Springs. May 31, 2025 will be their first trail ride for the season. They will hike it first to make sure it will be safe to ride. May 24, 2025, they will cleanup the horse park brush hogs and weed Eaters. More trail work is coming.

### **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**

**Love Don Pedro** will be doing an Inflatable Costume Fun Run on June 28, 2025 8am to 12pm. Place to be determined. It will be announced on the Don Pedro Talk The Fruit Stand will have their monthly Community and Vendor Yard Sale June 7, 2025. Hours are 8am-3pm. Set up is 7am-8am. LDPOA Hacienda pool opens on Memorial Weekend, May 24, 2025. Community yard sale was May 3, 2025.

Mike Guenther wanted to dispense with comment cards tonight and asked if any Had any comments on any of the reports. No questions or concerns were noted.

**Motion was made by Mike Guenther to approve a Committee Reports, Seconded By Andrea Walker, Motion approved unanimously.**

## **VII Continued Business**

### **Discussion/Vote**-Gym flooring update. [Reserve Item]

To remove the floor will cost \$7,350 and Install new flooring cost \$13,269.

For a total of \$20,619. The cost comes in much lower than in 2002.

The following companies that we have bids from:

James Mitchell Contractor for Polished Concrete/Exercise Room \$13,269

Riverbank Interiors for Removal/Dispose Asbesto Floor \$7,350

Quality Floors & Interiors for install plank flooring over existing floor \$11,950

High Sierra Hardwoods for install over current flooring \$14,563.50

Mario Castro for install over current flooring \$13,675

If the work goes over the budgeted reserve, the rest of the money would come from other reserve items.

Motion was made by Kim Cheatham to use James Mitchell Contractor for \$13,269 and Riverbank Interiors for \$7,359, Seconded by Andrea Walker, Motion passed Unanimously. Questions: Why are we doing the floor? Parts of the current flooring is coming up. Why didn't we get more bids, yes we did, the 3 others were just going to cover the existing floor. Is Riverbanks Interiors certified to remove asbestos? Yes they are.

### **Discussion/Vote**-Extra expense incurred on the 24 hour gym access.

Tabled, no info at this time.

### **Discussion/Vote**-Internet issues at the Hacienda. Equipment upgrade [Reserve]

**Conifer**- Recommend upload rate of 20 mbps (Bronze) is \$75 a month. Router not Provided, cost \$224 with potential additional costs for replacement/upgrade of 'Nodes and switches" Service calls \$125. Searched and found 11 reported outages 2024 to present.

**Starlink**-Standard kit promotion is \$0 cost with a 12 month commitment. Monthly Rate is \$120 for unlimited data and variable mbps (at the time of writing, residential Upload speed is 25 mbps). Additional router is \$120. Unclear how equipment is Serviced if necessary, but Starlink app provides basic troubleshooting options. Searched and found 3 reported outages from 2023 to present. We will be saving \$85 a month for AT&T that we no longer have. Motion was made by Kim Cheatham to upgrade to Starlink, Seconded Laura Diesman, Motion passed unanimously.

**Discussion/Vote**-Gregoris Dam damage update. Course of action of liability for repair. Is the large pond off Ranchito. Was brought to Andrea Walker's attention of four different erosions along the dam, due to the pond being overfilled. There is a lot of brush that has not been maintained. Andrea Walker and Mike Guenther met with a contractor, Randy Gillgo an operator at CSD and Dave Savage. Some restorative work needs to be done. Will try to obtain more bids for the cost of repairs. The major concern is, if we get a strong wet winter the dam could fail. Need to repair the overflow spillway and the manual spillway, which used to irrigate the golf course. CSD had a contract, which ended in 2020 and they have

Not maintaining the pond or their equipment. CSD has no interest in the pond. Will try to restore and keep the pond. Course of action for liability of repairs and CSD has no interest in the pond. And they are no longer legally bound by any Contract. There is no record of any updated contract, interest or financial responsibility. Question: What happens if the pond is not repaired? It could Possibly ruin other empty lots. If not fixed, the pond will need to be drained, it will Be turned into a natural creek. The pond was made by CSD and there is a pipe that runs from Lake McClure. That water would go to the golf course. A lot of Members go there to fish. It is also a Habitat. No vote at this time. Tabled for additional info as it comes in.

**Discussion/Vote-**Approve Executive Session Report from April 9, 2025, item was Skipped. Motion made by Mike Guenther to approve April 9, 2025 Executive Session Report, Seconded by Kim Cheatham, Motion passed unanimously.

## **VIII New Business**

- 1. Discussion/Vote-**Vote to open the upper gate at dawn and close at dusk in lieu of the lower gate at El Prado Park. There are people parking at the bottom of the gate. Recommend to lock the other access to the park. Will need another lock. We have had people attempt/stay the night in the park and have had to call Tuolumne Sheriff to have them removed. The park is for the families to enjoy and to go on walks. Andrea has already contacted the Maintenance Manager for the keys for the locked padlock and if he can't find the key, he has extra locks. Was mentioned why do we not have solar or an electrical gate, there is no power there and if solar was put in, it would be gone. Mike Guenther and his wife have been opening and closing the gate for the last month and a half.  
Motion was made by Mike Guenther to open the upper gate at dawn and close at dusk in lieu of the lower gate at El Prado Park, Seconded by Andrea Walker, Motion approved unanimously.
- 2. Discussion/Vote-**Vote Board approval to continue to suspend /withhold all members privileges on delinquent accounts (not on a current pay plan) and to extend this order to any that become delinquent as of August 1, 2025. Motion was made by Mike Guenther to continue to suspend/withhold a members privileges on delinquent accounts, Seconded by Laura Diesman, Motion passed unanimously.
- 3. Discussion/Vote-**Vice President is designated as the Committee Chair for Facilities and Maintenance. Motion was made to designate Vice President, Andrea Walker as the Committee Chair for Facilities and Maintenance, Seconded by Laura Dieman, Motion passed unanimously.
- 4. Discussion/Vote-**LDPOA web page maintenance, postings, content and responsibility. Laura Diesman will explore further with the office staff.

Having current info on the website, timeline for projects, calendars, etc.  
Item is Tabled until we get more info.

**X Open Forum-**

Fire hydrants have been painted on the basis of flow and capacity. CSD will  
Have the information on the colors of the fire hydrants.

**ADJOURNMENT/NEXT MEETING**

Meeting adjourned at 7:51 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 July 9, 2025