

LAKE DON PEDRO OWNERS' ASSOCIATION
5182 Fuentes de Flores, La Grange CA 95329
209-852-2312 or info@LDPOA.com
BOARD MEETING MINUTES
WEDNESDAY, July 9, 2025

Executive Session 5:00 pm

Discussion: Communication

Personnel: Policy and Procedures

Fine Hearing: Property Violations

General Meeting 6:30 pm

I CALL TO ORDER & PLEDGE OF ALLEGIANCE: **Kim Cheatham-President**
At 6:37 pm.

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

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

April 9, 2025 Amended Executive Meeting Minutes

May 14, 2025 Leins, hiring pool monitor

July 9, 2025 Communication, Policy and Procedures, Property Violations

Will approve these at the August 15, General Meeting due to not having the correct agenda.

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

May 14, 2025 Monthly Board Meeting

July 9, 2025 Monthly Board Meeting

Motion was made by Mike Guenther to approve May 14, 2025 and July 9, 2025

General Meeting Minutes, seconded by Kim Cheatham. Passed unanimously.

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

Operations Fund Checking: May 31, 2025 \$94,782.45

Reserve Savings: May 31, 2025 \$663,854.34

We do not have the current figures due to the end of the fiscal year. Will have the updated figures for August 13, 2025 meeting. Currently the Reserve is funded \$20,000 yearly for planned projects. Also, there will not be an election, due to the nominations did not go over the open seats, at a savings of \$16,000.

Motion was made by Mike Guenther to approve the Treasure Report for July 9, 2025, Renee Burritt seconded. Passed unanimously.

V Committee Reports

1. Facility Report

by Andrea Walker

May-June-July 2025

May 23rd- Prepped pool area for opening day. New grills and signs.

May 28th- Repaired sewer pipe in laundry-broken fitting and plug replaced.

June 2nd- Begin mount installation for Starlink installation.

June 3rd- Final mowing of El Prado field for summer session and garbage run.

June 9th- Began work on upper gate at El Prado park-needed to be straightened out and new locking mechanism installed.

June 10- Swamp coolers above the lounge failed, cleaning of systems done, belts and pumps installed. (Needs to be done almost every summer season as they run frequently)

June 18th- Replaced sprinkler heads in front lawn due to malfunction.

June 23rd- Thorough cleaning of the pool after bio-contamination, loaded With balancing chemicals.

June 25th- Repaired damage to wall of Apartment B from door slamming open from renters.

June 25th- Set up for pool swimming lessons.

July 1st- Begin build for temporary storage container behind the Gym for Equipment storage.

July 1st- Begin flooring project.

2. ACC- Committee Report June/July 2025

by Mike Guenther

Closed cases- One

Approved Permit Request- Four

Denied Permits-Two

Properties with Code Compliant Issues

Mariposa County- 7 properties

Tuolumne County- 3 properties

Open Complaint Files

Mariposa County- 6 open complaints

Tuolumne County- 3 open complaints

Actions and Projects

We have two members to the committee, Shelley Cummings and Chris Lowey. (They will be voted on in the Unfinished Business) The ACC meeting has been changed to Saturdays at 9:00 A.M. and will facilitate member attendance and coordination with Board General and Executive meeting schedules.

Preparations of reports for the Board will be ready to post with the agenda so members have it available to review and ask questions at the regular meeting.

Currently the ACC Committee is reviewing the current CC&R's for review and future revision. This has been long overdue with periodic resolutions as revisions

necessary to satisfy changes in county code, state law and any other requirements pertinent to proper administration. Recently a new law was introduced capping penalties at \$100.00 and requiring discontinuing our current fine rates and prompting analysis of how enforcement and compliance will be handled effectively in the future.

The Committee is working on a streamline spread sheet to provide new and ongoing investigations and violations. This should pinpoint troubling cases for a more aggressive approach to the resolution.

Another future goal is to se-as needed meetings with the County staff on any priority issue and create a stream-lined communication between HOA and Counties.

ACC would like to establish an email for ACC inquires, companies, communication between the ACC and members and not use info@email.

Member communication and the distribution of information. Key topics, updated information, current resolutions, etc., would be posted on the LDPOA website and Facebook and respectful of the Davis-Stirling and Board approval and within the discretionary guidelines.

ACC will be exploring and efficient, cost-effective way to communicate with the attorney for legal guidance, thus saving the HOA time and money. (Getting ahead of issues before they get out of hand). This is definitely an issue to explore and possibly consider local legal counsel for immediate and familiar experience.

We look forward to Board comments and suggestion as well strive to accomplish our goals and improve ACC and Association members interaction.

3. Parks

by Andrea Walker

El Prado did the mowing of the field for fire reasons, Did a garbage run in May. Repaired lower gate and the upper gate is being locked. Director Guenther has been opening and closing the gate daily and has been noticing people there at closing, possibly for vandalism, camping, etc.,and this has been working pretty well and continues to lock both gates. Will be changing signs and posting signs at the front gate, "Park Closed at Dusk to dawn". Grigoris update, Brought to Andrea Walker's attention in February, that there were four erosions One bid has been received and waiting for another bid. CSD had a 15 year contract that is now expired as of 2020. The past Board dropped the ball and now CSD has no responsibility. Currently there is no danger to anyone. We are not closing the park which was posted on Facebook Don Pedro Talk. The park is being evaluated for longevity and protected. The Gregoris ADHOC Committee is working on it.

In contact with California State Water Resource Board, Merced Irrigation District, Community Service District and anyone that they can talk with. Checked on the other parks are good and will need to get trash cans. Parks are quiet.

Trails-

by Kim Cheatham

We don't have eyes on the trail at this time. Will update future projects on the trails. The trails are a high fire risk at this time. Trailblazers are looking to get equipment. Until the fire danger is gone, no work will be done on the trails at this time. Trail cleaning will be started in the fall. Trailblazers cleared Alfieri Park and the Trailblazers horse park.

Trails **NOTE**

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

4. Activities-

by Renee Burritt

Fruitstand August 2, 2025 Yard Sale and Vendors

5. Budget Committee

by Kim Cheatham

Kim and Laura will work on this together. Kim was on vacation, so there is no update at this time. They will meet and see about appointing members that are qualified to the committee. If members are interested, please contact the Board. This committee will make sure that we stay within the budget, cut cost, etc.

Motion was made by Andrea Walker to approve the Committee Reports, Laura Diesman seconded the motion. Motion passed.

Community Comments

-Pool Monitor hours are 3-8p.m.

-Property on Villareal has gone to the County, with a lawsuit against the owner. Another property was sent to the County. Renee stated, they gave the County permission to remove the trailer through their driveway. Have the proper agencies for environment, health, etc have been contacted. They are aware of this issue.

-Has Fish and Game been notified about Grigoris Park? The water was sent to the golf course and they have no say in this matter. There are different species at the park, If Fish and Game takes over, all will have to have a license to fish.

-Cal Fire used the water from the pond for the recent fire. Should they be charged to use the water? Maybe charge them for use, \$50,000? Andrea reached out to the Fire Chief for a letter of support to the community for the use of water from Alfieri and Grigoris Parks. Fire could have been a lot worse without these resources. It was mentioned that there are two lakes available to pull water from. If they had not used these two parks, the fire could have been a lot worse.

- Was mentioned, that the empty lots that are unkept for weed clearance. It is stated in the CC&R's that the Association is responsible for those lots. There have been updates to this, items to concerned about is the legal issue on going to someone's property without permission. Right now they are looking at properties with issues and a drive around with Supervisor Poe was done. It is hard for the Association to enforce, when we have opened natural parks. Also if the CC&R's are not enforced, they can be sued and insurance will not cover you. Also, put a letter in the owners file that they were notified of this, it's hard to control others. It does not state that we are responsible but to care for the lots. It was referring to rubbish, shed, trailers, etc. and it was stated, that is not how they understate the rule. The ACC committee it looking to update the verbiage in the CC&R's. There has to be a "Request for Investigation" before the committee can go out to investigate the complaint. A phone call on a complaint will not work, the proper form needs to be filled out. There are only two people that go out to verify complaints.
- Spoke with Cal Fire after the fire and their suggestion was if you have an issue have issues with the vacated, you can get permission and go 12 feet onto their lot to clear weeds.
- If there is any way to have a Seniors day swimming? There are two pool monitors 3-8 p.m. daily. If there are too many people in the pool speak to the pool monitor. This was brought up last year and we cannot do age only for the pool. It was mentioned that people were opening the door for people coming from the lake. The pool is empty early on Saturday mornings.

VI Unfinished Business

Discussion/Vote- Vote to appoint Shelley Cummings and Chris Lowey to the ACC Committee. Discuss Committee structure and Bylaws compliance. Mike Guenther motioned to approve Shelley Cummings and Chris Lowey to the ACC Committee, seconded by Andrea Walker. Motion approved.

Discussion- Committee structure chair should be a Board member. When we did not have one, an office staff member was temporarily appointed to chair. Mike Gunether will appoint one of the committee members to the chair.

Discussion/Vote- Internet update at the Hacienda. The outside is connected but the inside building has not been set up, due to the dues payment process. Will check and get back as to when Starlink is connected.

Discussion/Vote- El Prado Gate Control (Opening and Closing responsibilities) Mike Gunether asked that someone else will take over. He will turn in the key to the office was requested to rotate with the other Board. Was mentioned having a responsible member from the membership possibly opening and closing. Both gates are locked to keep people from getting in after dark. Andrea Walker will take over for a week and then do it again.

VII New Business

1. **Discussion**-Library history and current status. Marlene keeps the library neat and organized. There used to be DVD's, but currently there are paperback books. The area needs to be improved. Maintenance has mentioned there is a fair amount of foot traffic. The library will continue. Spread the word of the library on social media. It was also mentioned that after the flooring is done in the gym, have a couple of computers available to use (they would be locked down to the table). Donations will be accepted.

2. **Discussion/Vote**-Establish the following AD Hoc Committee

1. Ball Field/Toddler Playground
2. Google Docs Use and Oversight
3. Bylaws, CC&R's Revision and Updates
4. Staff Review and Oversight
5. Website Oversight and Maintenance

Committees would be members of the community to get these areas covered.

Kim Cheatham motioned to establish the following temporary AD Hoc Committees and reestablish as needed, Seconded by Andrea Walker. Motion passed.

3. **Discussion/Vote**-LDPOA Board Email Account, messaging and exchange info.

This will enable the community to reach out to the Board members. Laura Diesman will help to create this email. Motion was made by Mike Guenther to create a LDPOA email account, Seconded by Andrea Walker. Motion passed.

***Note* Andrea Walker mentioned the when this is established, Board members will not be allowed to answer without other Board members knowledge. A usage statement will be made, so future Board members follow the said guidelines.**

4. **Discussion/Vote**-Procedures for Board Actions, Staff actions, and interaction with the membership and community.

Each Director who is the chairman of a committee are in charge of their area and address concerns. It was recommended that each Director have the knowledge of any infractions. Motion made by Kim Cheatham to approve the procedure for chain of command for within the Association and Directors and Committee Chairs. Seconded by Laura Diesman. Motion passed, 5-1.

5. **Discussion/Vote**-Public comment structure, procedures and reevaluation of Board membership interaction.

Possibly dispense with comment cards as long as the community is respectful. Strike the "Comment slip" from the "Open Forum/Good of the Order" and the chair calls for public discussion and limits. Motion made by Kim Cheatham to

approve strike the comment slip from the open forum/good of the order and that the chair has the discretion. Seconded by Laura Diesman. Motion passed.

6. Discussion/Vote-Being Firewise ready

Firewise started in 2024. Participation is done on a regular basis and members need to keep track of the hours, expenses, etc., on their own. Also, this needs to be turned in on a regular basis. This is not a one man show. Kim needs to have community help, or Kim will no longer be able to do this program on her own. It is important to be fire ready but one person cannot do it alone. Pine Lake area is Firewise and they have a complete set of rules in their bylaws. Firewise can be adopted into the bylaws, but there needs to be a committee. The Board is fully aware of the fire issue, but still needs the community's help. Chris mentioned that the members in the community that have tractors get together to clear the weeds on the empty lots. Before this can be done, the lot owners need to be contracted, but if a fire is started the operator would be responsible. More discussion to follow.

VIII Open Forum-

One member mentioned that he wished he could help with the Tuolumne Firewise program. June would be the latest to weed cut. Adult swimming come an hour before pool openings. Pioneer Club swimming, pay \$10.00 more for a special key fob to come in an hour earlier of pool opening. Andrea Walker will look into this. Shelley Cummings announce the "I Love Don Pedro" with have National Night Out, August 5, 2025, 6-8:30pm, place to be announced later. Firewise Coordinator in Mariposa County stated the the HOA cannot be included in the Firewise community, since it is a business and not a community. The community has met the hours needed. It takes the community as a whole to make this program work. Possibly start a newsletter for the community. Tuolumne has a fire preparation guideline.

ADJOURNMENT/NEXT MEETING

Meeting adjourned at 8:25 pm.

Next Board Meeting- Wednesday, August 13, 2025 at 6:30 pm. at the Hacienda.

Respectfully Submitted

Renee Burritt-Secretary

Board Approved Minutes_____

