

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

**NOTICE OF GENERAL BOARD MEETING**  
**WEDNESDAY, August 13, 2025 at 6:30 pm**  
**At the LDPOA Hacienda (address above)**

**- A G E N D A -**

**Executive Session:** 5:30pm  
**Personnel:** Guidelines  
**Discussion:** Procedures

**General Meeting**

- I CALL TO ORDER & PLEDGE OF ALLEGIANCE: 6:30 pm** -Kim Cheatham, President
- II EXECUTIVE SESSIONS REPORTS** -Kim Cheatham, President  
May 14, 2025 Liens, hiring pool monitor  
July 9, 2025 Policy and Procedures, fine hearing
- III APPROVAL OF MINUTES** - Renee Burritt, Secretary  
May 14, 2025 Monthly Board Meeting Minutes  
July 9, 2025 Monthly Board Meeting Minutes
- V TREASURER'S REPORT** - Laura Diesman, Treasurer  
July 2025 Monthly Financials
- VI COMMITTEE REPORTS – Reports Only (comments etc. are during Open Forum)**
- 1. Budget Committee -Kim Cheatham
  - 2. ACC – Committee Report -Mike Guenther
  - 3. Facility/Maintenance Committee -Andrea Walker
  - 4. Parks & Trails Committee Reports -Andrea Walker
  - 5. Activities/Events Reports -Renee Burritt
  - 6. AD Hoc Gregoris Dam -Andrea Walker
- VII UNFINISHED BUSINESS –**
- 1. **Discussion/Vote**-Website review and improvements
  - 2. **Discussion/Vote**-Internet status and review
  - 3. **Discussion/Vote**-El Prado Gate Control-opening and closing responsibilities
  - 4. **Discussion/Vote**-Fire Safety-Interested Chair for Firewise program in the community

5. **Discussion/Vote**-Establish the following AD Hoc Committees further discussion and appointments

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
6. Further Consideration

6. **Discussion/Vote**-Dedicated Board Email Account. Protocol for messaging and exchanging information

**VIII NEW BUSINESS** – Any *Member comments re agenda items to be presented during Open Forum.*

1. **Discussion/Vote**-Request by Ron San Miguel to use Hacienda facilities for his T'ar Chi Ch'uan business.
2. **Discussion/Vote**-Vote to appoint Inspector of Election for the 2025 Directors Election
3. **Discussion/Vote**-Inspector of Election Report on October 2025 Directors Election open seats and candidates
4. **Discussion/Vote**-Vote to install donated solar motion light for added security at El Prado Park
5. **Discussion/Vote**-President Kim Cheatham resignation letter
6. **Discussion/Vote**-Vote to appoint Vice President to acting President until October 2025
7. **Discussion/Vote**-Vote to appoint President Andrea Walker to continue the Facility Chairman position.
8. **Discussion/Vote**-Vote to leave the Vice President position opened until October 2025

**IX OPEN FORUM / GOOD OF THE ORDER:** *At this time, the members may comment on any item of interest within the jurisdiction of the Board. Though the Board generally will not respond, please understand that we are listening carefully.*

*\*Regarding non-agenda items: In compliance with state statutes (the Ralph M. Brown Act), the Board is not permitted to take action on non-agenda items and therefore, Board policy restricts Board discussion of non-agenda items. If appropriate, consistent with Board policy, the Board may direct scheduling an item for discussion and/or action on a future Board agenda.*

**X ADJOURNMENT / NEXT SCHEDULED MEETING DATE:**

Next Board Meeting – At the Hacienda on Wednesday, September 10, 2025 at 6:30pm

**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.

from The Assoc's attorney's Davis – Stirling website: