

LAKE DON PEDRO OWNERS' ASSOCIATION
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BOARD MEETING MINUTES
WEDNESDAY, August 13, 2025

Executive Session 5:30 P.M.

Discussion: Communication

Personnel: Policy and Procedures

General Meeting 6:30 P.M.

I CALL TO ORDER & PLEDGE OF ALLEGIANCE: Kim Cheatham-President
At 6:30 P.M.

Directors present; President Kim Cheatham, Vice President Andrea Walker, Treasurer Laura Diesman and Chris Adams. Secretary Renee Burritt arrived late.

II Taken from New Business, Item numbers 2 and 3.

2. Vote to appoint an Inspector of Election for the 2025 Directors Election

Motion was made by Director Guenther to approve Mr. Adonis Castaneda as the Inspector of Elections, President Cheatham seconded. Motion passed.

3. Vote Inspector of Election Report on October 2025 Directors Election
Open seats and candidates

Approve Election Report document signed by Mr. Adonis Castaneda. Motion was made by Director Guenther to approve the document signed by Mr. Adonis Castaneda, Treasurer Diesman seconded. Motion passed.

III EXECUTIVE SESSIONS REPORTS by Kim Cheatham-President

May 14, 2025 Liens

July 9, 2025 Communication

Motion was made by Vice President Walker to approve the Executive Meeting minutes, seconded by Director Guenther. Motion passed.

IV APPROVAL OF MINUTES by Renee Burritt-Secretary

May 14, 2025 Monthly Board Meeting

July 9, 2025 Monthly Board Meeting

Director Guenther requested corrections to the July 9, 2025 meeting minutes

President Cheatham made corrections. Vice President Walker made a motion to

approve meeting minutes from May 14, 2025 and the July 9, 2025 meeting minutes as corrected, President Cheatham second the motion. Motion passed.

NOTE

Meeting minutes have been corrected and will appear as corrected for the record.

V TREASURER'S REPORT

by Laura Diesman-Treasurer

Operations Fund Checking: July 31, 2025 \$374,119.39

Reserve Savings: May 31, 2025 \$670,161.88

Motion made by Vice President Walker to approve the August 13, 2025 Treasurer's Report, Treasurer Diesman seconded the motion. Motion passed.

VI Committee Reports

1. Budget Committee

by Kim Cheatham, President

Establish committee members and participating Board members, and their availability for the meetings. Create a game plan for member recruitment, and to discuss and evaluate better financial decisions. There was no report at this time. Treasure Diesman mentioned that we have the time before the actual new Budget is created. Treasurer Diesman will be the new chairman by virtue of her position as Treasurer.

2. ACC-Committee

by Mike Guenther, Director

Current ACC Actions

1) CLOSED CASES (Four)

1 (unpermitted work, permit application submitted)

3 (No response from reporting party for more information/updates)

2) APPROVED PERMIT REQUESTS (Two)

a) Fencing-1

b) Garage/Car Cover-1

2B) DENIED PERMITS (Two)

a) New Home-No county permits

b) Grading/Driveways-No county permits

3) (M T) PROPERTIES WITH COUNTY CODE COMPLIANT ISSUES

MARIPOSA COUNTY- 8 properties

TUOLUMNE COUNTY-3 properties

(Working with County departments to find options, remediation, etc.)

4) (M T) OPEN COMPLAINT FILES

RV's on vacant properties/junk and garbage complaints,

PE easement issues, etc.

MARIPOSA COUNTY- 4 open complaints

TUOLUMNE COUNTY- 5 open complaints

Actions and Projects

Shelley Cummings and Chris Lowey are back on board. It was a smooth transition, as they bring their prior experience and personal insights to the table. Chris Cox continues to be a valuable asset and team player beyond her base duties as Secretary. Committee strength stands at four members.

The most recent ACC meeting was held implementing our new Saturday time at

9:00 A.M. schedule. It was a nice transition for committee members as it accommodates their busy weekly schedules. Concern that there would be a need for additional office staff help was put to rest as the meeting blended in nicely with on duty staff and their responsibilities.

There was continued discussion on review and revision of the current CC&R's. The next regular meeting will set a schedule for the first draft and ultimately final review and implementation.

Consideration and discussion of the new law capping penalties at \$100.00 returned to analysis of how enforcement and compliance will be handled effectively and to be incorporated in the current process.

The Committee's streamlined spreadsheet is making committee work more efficient and appears to work as expected. Google Docs is still a learning experience. There are still kinks to work out but it's a real tool that will improve ACC performance.

As was mentioned in the previous ACC report, establishment of an email for ACC inquiries, complaint submissions and one communication channel between the ACC and members (not using the general info@ email) is very much needed. The General Meeting agenda for August has an item that will provide an opportunity to address this extremely important matter. It is hopeful that recent issues with office communications, the Board and supporting committees will improve and this can open the door for other communication improvements.

We are still exploring membership inclusion in Board and committee activities. As previously mentioned, key topics, updated information, current resolutions, etc., would be posted on the Website and LDPOA Facebook respectful of Davis-Stirling and Board approval and within the discretionary guidelines, Coordination and scheduling are still being explored with current information outlets and even the possibility of new venues.

As the prospect of improving enforcement continues, the ACC will continue to explore the establishment of an efficient, cost-effective way to communicate with the Attorney for legal guidance, thus saving the HOA time and money. To reiterate, let's get ahead of issues before they get out of hand. Considering local legal representation and more accessible resources can only improve our position.

As always, we look forward to Board, staff and most importantly member comments and suggestions. We will continue to strive to accomplish our goals and improve ACC and Association membership interaction.

3. Facility/Maintenance

by Andrea Walker, Vice President

There was a sewer issue affecting the kitchen courtyard bathrooms and Apartment B. The system is old and the Maintenance Manager called Roto-Rooter to snake the drains. The gym floor is cleared out, the asbestos tiles removed and the Health Inspector has given approval. The project appears to be on schedule. Once the new work is completed the Maintenance Manager will start moving equipment back into the gym. Looks like the target open date is August 31, 2025. The rest of the work at the Hacienda continues with normal routine projects.

4a. Parks

by Andrea Walker, Vice President

August 4, 2025 the Maintenance Manager used the tractor to grade the gravel at El Prado Park. It appears vehicles have been doing donuts (spin outs) at the park. The gravel was spread back and also filled the ruts from the spin outs. The

The Committee did some park cleanup at El Prado Park recently. Trimming low hanging branches, thick weeds and general garbage clean up. A section of original fencing had no purpose and was removed; this was a gate section that served no purpose at this time.

Signs were evaluated at the parks and which ones we may need to have posted. Some are sun bleached and you can no longer read them. We need to post "No Kayaking" which is not allowed. Director Guenther stated, Vice President Walker is still trying to get the baseball field back to a usable condition.

4b. Trails

by Kim Cheatham, President

Nothing happening at this time due to the heat. Once we get the first rain, the Trailblazers will be able to start again on the trails cleanup.

5. Activities/Events

by Renee Burritt, Secretary

"National Night Out" had a great turn out. A lot of the community showed up. The "I Love Don Pedro" Group will sponsor an "Inflatable Fun Run" at Coulterville Park on September 20, 2025 from 8:00 A.M. to 12:00 P.M. You can purchase your inflatable gear through Amazon.

The "Fall Fest" is scheduled for October 18, 2025, 12:00 P.M. to 5:00 P.M. at El Prado Park.

6. AD Hoc Gregoris Dam

by Andrea Walker, Vice President

No updates at this time. Still waiting for the formalities on Gregoris Dam, as it is no longer an irrigation lake/pond and will be classified as a recreation pond. The Water Resources Board will charge the Association for the title change. Looking at ways to do this with the least cost to the Association. Looking for a grant or help from Fish and Game on helping with repairs. With the Water Resources Board there is a yearly fee. CSD had to pay a fee when they were using the lake/pond and since they

no longer use it. responsibility and maintenance have fallen through the cracks. CSD has no intentions of using the lake/pond currently or in the future.

Motion was made by Vice President Walker to approve the Committee Reports, seconded by Treasurer Diesman. Motion passed.

Community Comments

There were no public comments on Committee Reports at this time.

VII Unfinished Business

1. Discussion/Vote- *Website review and improvements*

The Association has used the same Webmaster for several years.

Due to future circumstances the Board will be seeking a replacement. This item is tabled at this time.

2. Discussion/Vote-*Internet status and review*

There was no feedback from the Office. Treasurer Diesman was able to connect to the internet. It's too early to evaluate its performance.

3. Discussion/Vote-*El Prado gate control-opening/closing responsibilities*

are still being facilitated by Vice President Walker and Director Guenther on a weekly rotating schedule. Vice President Walker is looking into an automatic solar power gate arm. The Maintenance Manager is familiar with the set-up of a set up of a solar gate system. Tables at this time until we received updated info. Vice President Walker will keep us informed.

Recently the lower gate lock was forced open by persons unknown. The lock was left on the chain and undamaged. The vandals could not open the second gate and caused no further damage and left.

A pot belly pig was seen at the park, and has piglets, They belonged to the home near the park. The fence will be inspected for holes.

4. Discussion/Vote-*Fire Safety*

Looking for an interested party to Chair the Firewise program in the community.

Tabled at this time.

5. Discussion/Vote-*Establish the following AD Hoc Committees*

Further discussion and appointments:

1. Ball Field/Toddler PlaygroundChair, Vice President Walker
2. Google Docs Use and Oversight.....Chair, Treasure Diesman
3. Bylaws, CC&R's Revision and Updates.....Chair, Director Guenther
4. Staff Review and Oversight.....Chair, Vice President Walker, temporarily

- | | |
|---|-------------------------|
| 5. Website Oversight and Maintenance..... | Chair, Treasure Diesman |
| 6. Further Consideration | Nothing at this time |

Director Guenther asked for help from the community with the established, and these Ad Hoc Committees.

Please contact the Board members if interested.

Motion was made by Treasure Diesman to approve the above AD Hoc Committee Chairs, seconded by Vice President Walker. Motion approved.

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

VIII New Business

- 1. Discussion/Vote-Request from Ron San Miguel to use Hacienda facilities for teaching T'ai Chi Ch'uan classes**
 Tabled at this time.

- 2. Discussion/Vote- Vote to appoint Inspector Report for the 2025 Directors Election**
 Mr. Adonis Castaneda had an appointment and was advanced to the head of the meeting agenda. Action taken at that time.

- 3. Discussion/Vote-Inspector of Election Report on October 2025 Directors Election open seats and candidate**
 Mr. Adonis Castaneda had an appointment and was advanced to the head of the meeting agenda. Action taken at that time.

- 4. Discussion/Vote-Install donated solar motion light for added security at El Prado Park**
 Currently, there is no street light at El Prado Park. Director Walker contacted Tuolumne County Supervisor Steve Grier and see if Tuolumne can install a criminal deterrent street light. Deciding where to place the light. A solar light was donated for park use. Motion was made by Secretary Burritt to install donated solar light at El Prado Park, seconded by Treasure Diesman. Motion passed. Decision pending on where to place the light. Director Guenther mentioned the possibility of installing a solar motion light at Gregoris Pond.

- 5. Discussion/Vote-President Kim Cheatham resignation letter.**
 President Cheatham is resigning due to an opportunity to go back to school and further her education. We all wish President Cheatham all the best and she will be missed. She will continue to be involved with Firewise and Lake Don Pedro Trailblazers.

6. Discussion/Vote-Vote to appoint Vice President Walker to acting President until October 2025.

Motion was made by President Cheatham to appoint Vice President Walker to acting President until October 2025, seconded by Secretary Burritt. Motion passed.

7. Discussion/Vote-Vote to approve and allow President Walker to continue the Facility Chairman position.

Motion was made by Director Cheatham to approve President Walker to continue the Facility Chairman position, seconded by Director Guenther. Motion passed.

8. Discussion/Vote-Vote to leave the Vice President position open until October 2025

President Walker was not comfortable leaving the position open until October 2025. After some discussion it was decided to vote in a Vice President. Motion was made by Director Guenther to fill the Vice President position, seconded by Director Cheatham. Motion passed.

President Walker requested we vote for a Vice President tonight. President Walker made the nomination for Director Guenther. No other nominations were put forward. Director Guenther accepted the nomination. Motion was made by President Walker to appoint Director Guenther as Vice President, seconded by Director Cheatham, motion passed with voice vote 3 ayes, 1 nay 1 abstention.

IX Open Forum-

Members asked who had won the election. There are two opened seats and only two members applied. One is returning, Treasurer Laura Diesman and joining the board in October a new member David Meyers. With resignations, two Board seats remain open (1) one year term and a two (2) year term.

The correct spelling of T'ai Chi Ch'uan was mentioned by Ron San Miguel. It was noted and corrected.

Comment cards have been suspended.

Kim Cheatham will still be involved with Firewise and Lake Don Pedro Trailblazers.

The board was shown a device that works well for Zoom meetings.

ADJOURNMENT/NEXT MEETING

Meeting adjourned at 7:45 P.M.

Next Board Meeting- Wednesday, September 10, 2025 at 6:30 P.M. at the Hacienda.

Respectfully Submitted

Renee Burritt-Secretary

Board Approved Minutes