

LAKE DON PEDRO OWNERS' ASSOCIATION
5182 Fuentes de Flores, La Grange, CA 95329
General Board Meeting Minutes
September 10, 2025

Executive Session 5:30 pm

Discussion: Liens

Procedures: Policy

General Meeting 6:30 pm

I CALL TO ORDER & PLEDGE OF ALLEGIANCE: Andrea Walker-President At 6:37 pm.

Present: President Andrea Walker, Vice President Mike Guenther, Secretary Renee Burritt, Treasurer Laura Diesman, Director Chris Adams

II EXECUTIVE SESSIONS REPORTS by Andrea Walker-President

July 9, 2025 Liens, Web Tech

August 13, 2025 Policy and Procedures

Motion made by Treasurer Diesman to approve August 13, 2025 and September 10, 2025 executive session reports, seconded by Director Adams, one abstention. Motion approved.

III APPROVAL OF MINUTES by Renee Burritt, Secretary

July 9, 2025 Monthly Board Meeting Minutes August 13, 2025 Monthly Board Meeting Minutes

Motion made by Director Adams to approve August 13, 2025 meeting minutes and September 10, 2025 meeting minutes, seconded by Treasurer Diesman, one abstention. Motion approved.

IV TREASURER'S REPORT by Laura Diesman, Treasurer

Operations Fund Checking: August 31, 2025, \$376,685.76 Reserve Savings: August 31, 2025, \$673,345.10

Motion made by Vice President Guenther to approve August 31, 2025 Treasurer's report, seconded by Secretary Burritt. Motion approved.

V Committee Reports

1. Budget Committee by Laura Diesman, Treasurer

Treasurer Diesman is still learning the process, what the group will consist of and asking community members to be part of the committee.

2. ACC Committee by Mike Guenther, Vice President I

CURRENT ACC ACTION ITEMS:

1) APPROVED PERMIT REQUESTS (7)

a) Roof Mounted Solar (3)

- b) Driveway (1)
- c) Wood Post Fence (1) *with 45 day time frame
- d) Garage/Barn/Shop (1)
- e) 24x24 Carport (1)

2) DENIED PERMITS (0)

3) CLOSED CASES (3)

- a) RV on lot, permits submitted for new home, reviewed/received
- b) Mobile home permit reviewed/received (vacant lot)
- c) Grading permit

4) PROPERTIES WITH COUNTY CODE COMPLIANCE ISSUES

MARIPOSA COUNTY (4)

TUOLUMNE COUNTY (2)

5) OPEN COMPLAINT FILES

RV's on vacant properties/junk & garbage complaints, PE easement Issues; storage containers, etc.

MARIPOSA COUNTY -2 open complaints TUOLUMNE COUNTY -7 open complaints

6) PROPERTIES IN CURRENT COUNTY LITIGATION MARIPOSA COUNTY (2)

a) Villarreal Drive

b) Jamie Way

TUOLUMNE COUNTY (0)

II. ACTIONS/PROJECTS:

- 1. Committees to schedule a meeting with local realtors to work hand-in-hand regarding CCR's and Resolutions so new buyers are educated on rules and restrictions.**
- 2. Committee is working on reviewing current CCR's and County codes to establish updated guiding documents for both Mariposa and Tuolumne Counties.**
- 3. Committee is working to establish a dedicated email for ACC intake and communication purposes.**

3. Facility/Maintenance

by Andrea Walker, President Gym

flooring was completed. The Maintenance Manager did an inspection and moved all items back into the gym, rebuilt the equipment and attached the shelves to the ceiling and floors. The Maintenance Manager is catching up on regular maintenance items. We had a few clogged pipes and they go through the courtyard from the apartment. At this time Maintenance is doing the routine items as needed. Water tank project will be a winter project, once the pool is closed down for the season.

4. Parks & Trails

by Andrea Walker, President

Since the weather has been cooler, there are more visitors to the parks. Vice President Guenther saw a person riding an off road motorcycle through El Prado Park and let the rider know the park was a private park. He was going down the equestrian and pedestrian trail. Will be posting signs with the rules, Kayaking and swimming is not allowed. Also, the concern was the dry grass and motorcycles are a fire concern. If members see any of these things happening, notify the LDPOA so this can be addressed. Looking for members that would like to join the Parks & Trail committees. There has been no more RV dumping in the porta-potties.

5. Activities/Events

by Renee Burritt, Secretary

Love Don Pedro-Inflatable Fun Run on September 20, 2025 8am-12pm at Coulterville Park. Fundraiser, Vendors and prizes.

Love Don Pedro-Fall Fest on October 18, 2025 12pm-5pm at El Prado Park.

Fundraiser, Vendors, Fall Photo Book.

Craft Fair at the LDPOA Hacienda November 8th and 9th. Applications available

6. AD Hoc Gregoris Dam

by Andrea Walker, President

President Walker does not have her second bid from the second contractor due to scheduling, will get this done within the week and then we will be able to look at numbers and then work out the next step. There are four raw earth zones that need to be repaired, they have slipped off the dam. The natural spillway needs to be deepened to allow water to spill out naturally. The committee will have a full report in October. We need members to join the committees. Contact the Board. No

comments at this time from the members.

Motion was made by Treasurer Diesman to approve the Committee reports, seconded by Vice President Guenther, Motion approved.

VII Unfinished Business

Discussion/Vote-Inspector of election read the authorized form to appoint Laura Diesman and David Myers to the two seats for the board. We did not authorize payment to the Inspector of Elections, Mr. Castaneda in the August 13, 2025, General meeting.

Motion made by Secretary Burritt to pay Mr. Castaneda \$150.00, seconded by President Walker. Motion approved.

Discussion/Vote-Request by Ron San Miquel to use the Hacienda to teach T'ai Chi Ch'uan. There is no charge from LDPOA. Would like two classes, possibly have the days suggested by the members. Will need to check the office for scheduling that is available.

Motion made by President Walker to approve Ron San Miguel request pending that we can get him on the schedule within the next two weeks, seconded by Vice President Mike Guenther. Motion approved.

Discussion/Vote-Vote to record liens on 27 multiple-year delinquent accounts. President Walker asked Secretary Burritt to fill out the form, with the names of the present Directors. They are as follows: President Walker, Vice President Guenther, Treasurer Diesman, Secretary Burritt and Director Adams. Absent: None President Walker signed the document and will turn it into the office.

President Walker read the following statement for the motion.

President Walker made the motion "TO AUTHORIZE LDPOA STAFF TO RECORD NOTICES OF DELINQUENT ASSESSMENTS (Liens) AGAINST 27 LOTS IN THE SUBDIVISION", seconded by Secretary Burritt. The motion passed unanimously.

The question was asked, is there a reason we wait this long? Vice President Guenther explained how the process works. The process is, if a lot is delinquent the first year and future years, interest and penalties will start to accrue. The office has a timeline for the process and we will be doing this again in October. The fines start the month after the dues are due. The owners have already received the lien notices and the process of the lien. The Board took over the lien process due to the cost of having it done by an outside company. Members were asked to join the Budget Committee.

Discussion/Vote-Smaller CD from May's vote was not cashed out. This needs to be re-voted before the 9/25/25 maturity date.

Motion made by President Walker to re-vote to cash out the smaller CD before the 9/25/25 maturity date, seconded by Vice-President Guenther. Motion approved. These funds will go into the LDPOA operating fund.

VIII New Business

- 1. Discussion/Vote**-Usage of LDPOA facility as an emergency shelter location. We had a representative from the California Gold Country Region of the American Red Cross, Becky Mich. She is the Community Disaster Program Manager. It was asked if the LDPOA possibly had been zoned for emergency usage in the past. It was mentioned possibly in the early 2000's.

Ms. Mich explained how the LDPOA is an ideal location if there were to be a disaster. The American Red Cross would be at the location within two hours. They supply their insurance, pay for any amenities they use and respect the facility.

If there was an event happening at the Hacienda, do they or the event take priority? It was stated that the event would take priority and they then would have to go to a plan B possibly using the elementary school. Many people in disaster areas go to stay with family and friends. What is the evacuation radius? It is hard to determine the fire evacuation radius. They like to have one facility in the zone.

The facility would not have to supply anything but the space, they provide, food, cots, water, etc. They would need someone to unlock the facility. If the power was out, the Hacienda does not have a generator and there is no power for water usage. They would bring in generators, water, porta potties, portable showers and emergency lights. They do all the cleanup when they leave.

A concern was brought up about the apartments being used in a disaster. The revenue from the apartment goes back into our funds to fund our association and we are not for profit. You can always designate a specific area only for usage.

The American Red Cross will stay with the disaster families, until they have a solution to their situation. A space by law is required to have an area for pets, Animal Control also helps with this.

They can come in at any time for another presentation. Volunteers man the different trailers that are brought in. They are 90% funded by the American public. All trailers that are brought in, are pre-inventoried before they arrive. They can only put a specific amount of cots in any one area.

If a commitment is made, they would come out and do an inspection of the facility before a final agreement. Mariposa and Tuolumne Counties would both be able to go to the same facility.

Does the American Red Cross regulate who can stay in the Disaster relief centers? They do routine questions to see if they are disaster related, if not they will have to go back to their place. Do they have concerns of homeless people coming to the relief centers? They will help them if they can.

Can LDPOA residents be prioritized for disaster services? No, they cannot be prioritized.

Does the Red Cross verify that the person/persons prove residency? No, they do not, some shelters do though.

President Walker asked that the topic be tabled until the month's meeting. She Would like the decision from the membership.

Ms Becky Mich was thanked for her presentation.

2. Discussion/Vote-October Fall Fest October 18th 12-5pm

October Fest is asking permission to use El Prado Park for the event. Discussed cleaning of the leaves and any other cleanup that needs to happen. The Park/Trails will do the normal maintenance. Porta Potty will be cleaned and garbage will be taken care of.

Motion made by Secretary Burritt that October Fall Fest has permission to use El Prado Park, October 18th 12-5pm, seconded by President Walker. Motion passed.

3. Discussion/Vote-Country Christmas December 19th 5-8pm

Shelley Cummings stated the event would be the same as it was at the House Boat last year and would like to use the Hacienda this year. The member can come and put up a tree and they would be selling trees. Also, removal of the trees would be what the board approves. Setup on the trees would be December 6th. Santa and the

Elves would be available for pictures. The concern is, if there is a December wedding, they may not like all the Christmas trees up. Shelley will check with the office on events coming up and tree placement. Vice President Guenther suggested this item will be tabled until the next meeting. President Walker will check the schedule of dates.

X Open Forum-

Ron San Miguel asked if he could announce his T'ai Chi Ch'uan and the schedule. President Walker said he could.

A member mentioned, that when she walked in she saw a discussion happening between two board members. She said she saw a childish and immature behavior that she witnessed was appalling. If that happened to her, she would have been very upset. Anything less of an apology for that person is unacceptable and said, "I hope this is not how the board communicates continuously." President Walker thanked the member and this will be discussed as a board.

ADJOURNMENT/NEXT MEETING

The meeting adjourned at 7:56 pm.

Next Board Meeting- Saturday October 11, 2025 at 10:00a.m. at the Hacienda.

Respectfully Submitted

Renee Burritt

Board approved on October 11, 2025

Renee Burritt-Secretary