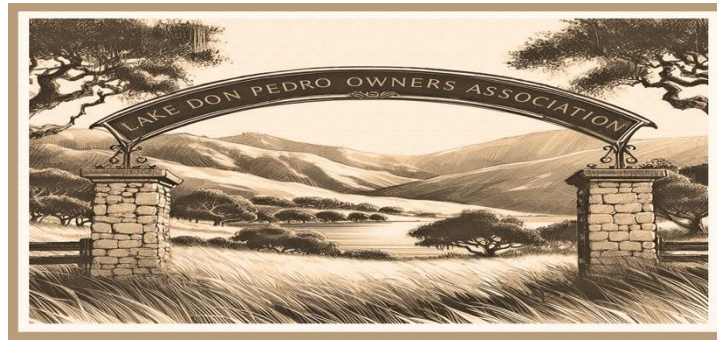




LAKE DON PEDRO OWNERS' ASSOCIATION
5182 Fuentes de Flores, La Grange CA 95329
(209) 852-2312 or info@LDPOA.com

GENERAL BOARD MEETING
WEDNESDAY, November 12, 2025, at 6:30 pm
At the LDPOA Hacienda (address above)
- MINUTES -

Executive Session: 5:30 P.M.

Personnel: Oversight, scheduling

Legal: Complaint, Contracts, ACC

Fiscal Budget: Review, proposals

General Meeting 6:30 P.M.

I CALL TO ORDER & PLEDGE OF ALLEGIANCE.

- Andrea Walker, President

Meeting called to order at 6:39 P.M.

President Andrea Walker, Vice President Chris Lowey, Secretary Mike Guenther, Treasurer Laura Diesman, Director Renee Burritt and Director David Myers were present. A quorum was established.

II EXECUTIVE SESSIONS REPORTS

- Andrea Walker, President

October 11, 2025 Legal Correspondence, Contracts, Staff, and Director orientation

November 12, 2025, Personnel, Legal, Budget

Motion by President Walker to approve the reports. Seconded by Vice President Lowey, motion carried unanimously.

III APPROVAL OF MINUTES

September 10, 2025, Monthly Board Meeting Minutes (amended)

- Mike Guenther, Secretary

October 11, 2025, Monthly Board Meeting Minutes (amended)

Motion by President Walker to approve the minutes of September 10, 2025 and October 11, 2025 as amended. Seconded by Director Myers, motion carried unanimously.

IV TREASURER'S REPORT

- Laura Diesman, Treasurer

October 2025 Monthly Financials

Discussion centered around deficit figures. Timing fluctuations in revenue vs. expenses and inconsistencies between the Treasurer's packet and board copies. Report approval was tabled pending corrected documentation.

V COMMITTEE REPORTS –

1. Budget Committee

- Laura Diesman, Treasurer

Budget cycle is beginning and all the preparation by staff and the board for a draft budget is in the works. The committee is projecting a draft by sometime in January. Committee scheduling to be coordinated with members, staff input and meetings.

2. ACC - Committee Report

- Mike Guenther, Secretary

Three (3) permits approved [Two (2) mounted solar, One (1) placement]. No denied permits.

Six (6) open complaints. Seven (7) ongoing issues.

Working on: Storage container paint standards. Realtor information packets. CC&R updates and revision, including possible **fire-safety rules**. Committee email setup for direct communication.

3. Facility/Maintenance Committee

- Andrea Walker, President

Maintenance was busy with winter projects. The courtyard brick and walkways were resealed. Apartment A floors were stripped and the non-occupancy provided the opportunity to repair doors, locks, plumbing, and lights.

A major sewer repair was completed. Parking lot water leaks were overhauled and mended. A sump pump at the pool site was replaced preventing potential flooding of the Lounge.

Our U.S. flag at the Hacienda was replaced, due to age and condition, with a new one and proper lighting. The old flag was retired properly by the local VFW. Thank you, President Walker for your respect and oversight in this process.

A barbeque was replaced at El Prado using a repurposed unit from Gregoris. The El Prado unit was gone and the replacement will serve safer usage and provided an increased number at that location.

Ongoing and upcoming projects include winterizing coolers and equipment and a water storage tank project, its planning and completion. More information is expected in January.

4. Parks & Trails Committee Reports

- Andrea Walker, President

Carmelita Pond had a seasonal algae bloom that was monitored, posted and has dissipated due to weather. No adverse effects were observed nor was wildlife impacted in the area. Preventive planning will continue in the future, if necessary, along with signage for pedestrian and pet safety.

El Prado Park has been monitored lately for fence damage due to residents using a section as a short cut. Warnings have been issued and monitoring continues.

5. Activities/Events Reports

- Renee Burritt, Director

The Fall Fest was held at El Prado Park on October 19th. The event was well received. Good weather, families enjoying the festivities, raffles were held, and of course hotdogs. Thank you LOVE DON PEDRO.

The Holiday Craft Fair was held on November 8th and 9th. Twenty-Seven vendors displayed a variety of merchandise. Public attendance was low, most likely due to the current economic climate but all who attended enjoyed the friendly atmosphere and company.

** Member comments specific to reports are allowed following the final report. (3 min. limit)*

Member comments were suspended till all reports were given.

6. AD HOC

a. Gregoris Dam

Chair Andrea Walker, President

A second bid for reconstruction and rehab was received; significantly lower than the initial bid. Work includes widening and deepening natural spillway. Dam has four erosion zones; repairs will likely be delayed until after the rainy season.

b. Ball Field/Toddler Playground

Chair Andrea Walker, President

First priority: repair and re-weld fallen fence line.

c. Tech Oversight, Maintenance, and Google Docs

Chair, Laura Diesman, Treasurer

An email alias system for board members and committee chairs is still in progress. There was discussion of a potential website overhaul due to outdated content and dead links. The board is considering Google-based solutions for committee communication and correspondence. Board members were encouraged to review current website and provide suggestions.

d. Bylaws, CC&Rs Revision and Updates

Chair, Mike Guenther, Secretary

Major updates underway; last revision was in 2008. Many statutes outdated and revised or superseded in both the Bylaws and CC&Rs. Research is ongoing regarding legal review process and cost-efficient options. Draft is expected in early 2026.

e. Staff Review and Oversight

Chair, Andrea Walker, President

All descriptions of work tasks and their performance were received. The board is reviewing for clarity and task/staff balance.

** Member comments specific to reports are allowed following the final Ad Hoc report. (3 min. limit)*

A member commented that the AI discussion included some good ideas and would be a useful tool to engage and improve interaction with the membership. In addition, comments included support for review and updating of the CC&Rs and the Bylaws. Comments indicated they are dated and confusing.

Director Burritt made a motion to approve all committee reports. It was seconded by Treasurer Diesman. The motion was carried unanimously.

VI UNFINISHED BUSINESS

1. Discussion/Vote- To approve the following as designated check signers, President Andrea Walker, Treasurer Laura Diesman, Secretary Mike Guenther and Director David Myers.

The board previously held a discussion appointed these check signers but unfortunately a motion to approve was missed. It was returned to the agenda and the board can make a motion to approve the appointed check signers. President Walker made the motion to approve the following directors and officers for designation as

check signers, President Andrea Walker, Treasurer Laura Diesman, Secretary Mike Guenther and Director David Myers. Treasurer Diesman seconded the motion. The motion was carried unanimously.

2. Discussion/Vote- Subscription to a livestream for board meetings.

Discussion compared Microsoft Teams and Zoom Pro. Teams offered a 30- day free trial, 60 minutes of group calling and potentially useful moderation tools. Participant capacity, response time and moderator control were key considerations. It was decided to utilize the free trial options. President Walker made the motion to select and initiate a free trial (Microsoft Team or Zoom Pro) for the January General Meeting. Secretary Guenther seconded the motion. The motion was carried unanimously.

3. Discussion/Vote- Change of office days/hours of operation, new schedule.

This item was tabled for more discussion and planning.

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

1. Discussion/Vote- Schedule Change for Ron San Miguel to hold morning meetings on available day(s) at the Hacienda. Moved from Item 5 forward.

Reasons for the requested change were the low attendance of evening classes and public desire for day scheduling. The board considered existing classes and their schedules, clean up and prep time between classes and space and time availability. Mr. San Miguel was in attendance and provided input. President Walker made the motion to move Mr. San Miguel's class to Thursday mornings, 9:30–10:30 AM. It was seconded by Director Burritt. Motion carried unanimously. A new contract is required and Mr. San Miguel was requested to do so.

2. Discussion/Vote- Treasurer Diesman to abdicate Treasurer position and board selection of a new Treasurer.

Resignation: Laura Diesman resigned as Treasurer. Secretary Guenther made the motion to appoint Director Myers to the position of Treasurer. The motion was seconded by Treasurer Diesman. Carried unanimously. David Myers is appointed Treasurer and in addition assumes the Chair of the Budget Committee. Director Diesman noted Treasurer Myers experience and her confidence in his ability to perform the duties of Treasurer.

3. Discussion/Vote- Change vendors from El Dorado Septic to Rent-a-Toilet (Modesto) considering cost and service provided.

The current vendor has been inconsistent, kept incomplete logs and was, upon review more, costly. The new vendor, Rent-A-Toilet had no call out fees, no binding term agreements and a flexible service schedule. Cost was less expensive. President Walker made the motion to approved the service of Rent-A-Toilet at \$45.00 per unit verses \$90.00 with no call-out fees. Director Diesman seconded the motion. Motion carried unanimously.

4. Discussion/Vote- Purchase of the additional Starlink router and a subscription to a virtual meeting service.

There is community interest in virtual access and possible alternative meeting presentations to provide greater community involvement. Secretary Guenther made the motion to purchase the Star Link Mini Router and set it up. The motion was seconded by President Walker. Motion carries unanimously. Board approved the purchase of the Starlink mini-router for reliable Wi-Fi, 30-day trial of Microsoft Teams or Zoom. First livestream test is planned for the January General Meeting.

5. Discussion/Vote- Explore Executive meeting time and day, possible alternatives to current schedule and the pros and cons.

Current Executive Sessions are conducted prior to the General Meeting and begin at 5:30 P.M. Depending on The Executive Session agenda size at times continues to be a challenge to complete business and transition into the General Meeting on time. Director's day to day obligations and responsibilities and time restraints were discussed. "Virtual" Executive Sessions within legal guidelines and holding mock sessions to test technology were explored. Even moving General Meeting start times later. No decision was made and tabled for further discussion in the future.

6. Discussion/Vote- Suspend December General Board Meeting, resume 2026 Schedule in January. General Meeting discussion was opened to suspension. Due to Director schedules, personal commitments and other factors due to the holidays the December General Meeting was cancelled. The motion was made by President Walker and seconded by Vice President Lowey. Motion carries unanimously. Next meeting scheduled for January 14, 2026.

VIII OPEN FORUM / GOOD OF THE ORDER: Member audience comments. (3 min. limit)

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.*

No comments were made at this time.

IX ADJOURNMENT / NEXT SCHEDULED MEETING DATE:

Next Board Meeting – 6:30 P.M. at the Hacienda TBA

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:

Respectfully Submitted

Mike Guenther-LDPOA SECRETARY

Minutes approved by Board Vote on: January 28, 2026