



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

**GENERAL BOARD MEETING**  
**WEDNESDAY, January 28, 2026, at 6:30 pm**  
**At the LDPOA Hacienda (address above)**  
**- MINUTES -**

**Executive Session: 5:30 P.M.**

**Personnel:** Staff Guidelines  
**Legal:** Contract/Vendor Procedures  
**Fiscal Budget:** Review, Budget Planning

**General Meeting 6:30 P.M.**

**I CALL TO ORDER & PLEDGE OF ALLEGIANCE.**

- Chris Lowey, Vice President

Meeting called to order at 6:37 P.M.

Vice President Chris Lowey chairing due to the absence of President Andrea Walker.

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

**II EXECUTIVE SESSIONS REPORTS**

- Chris Lowey, Vice President

November 12, 2025, Personnel, Legal, Budget Preparation.

**III APPROVAL OF MINUTES**

November 12, 2025, Monthly Board Meeting Minutes

- Mike Guenther, Secretary

Motion made by Secretary Guenther to approve the minutes of November 12, 2025 as submitted.

Seconded by Director Diesman. Motion carried unanimously.

**IV TREASURER'S REPORT**

- David Myers, Treasurer

**October 2025**

- Operational Fund: **\$443,198.73**
- Replacement Fund: **\$679,562.15**
- **Total: \$1,122,760.88**

**November 2025**

- Operational Fund: **\$417,513.07**
- Replacement Fund: **\$682,630.41**
- **Total: \$1,100,143.48**

## December 2025

- Operational Fund: **\$376,658.96**
- Replacement Fund: **\$685,661.39**
- **Total: \$1,062,320.35**

### Notes:

- Replacement Fund is based on reserve study assessments of buildings, equipment, and long-term assets.
- Operational Fund covers day-to-day maintenance, utilities, administration, and repairs.
- Board is evaluating options to avoid a fees/dues increase this year; long-term planning may require incremental increases.

Motion to approve Treasurer's Report for all three months was made by Secretary Guenther. The motion was seconded by Director Diesman. Motion carried unanimously.

## V COMMITTEE REPORTS –

### 1. Budget Committee

-David Myers, Treasurer

- Budget development underway; final recommendations expected by **April**.
- December meeting was fact-finding only.
- Staff will provide information but will not participate in salary-related discussions, possible conflict of interests or possible improprieties at the committee chair's discretion and direction.
- Members attending committee meetings may be added to the committee.
- Bookkeeper will assist with technical and financial details.

### 2. ACC - Committee Report

- Chris Lowey, Vice President

- **3 permit requests** received (including one manufactured home).
- **8 pending requests**.
- **13 open complaints** (8 Mariposa, 5 Tuolumne).
- **6 properties** currently under county code enforcement.

Discussion and implementation of Storage-container paint palette expected in February. The ACC Committee is working on coordinating with local Realtors to improve CC&R disclosure during property sales. Full CC&R and county code review are currently underway; updated guidelines expected in the coming months.

Dedicated ACC Committee email being established to improve communications and expedite RFI submissions and resolution of violations. It was noted that RFI forms required before any action is taken by the ACC Committee.

Recently due to the holiday hiatus and unfortunately the illness and absence of the ACC Committee secretary some delays have occurred.

### 3. Facility/Maintenance Committee

- Andrea Walker, President

Due the absence of President Walker a report was not available.

### 4. Parks & Trails Committee Reports

- Andrea Walker President

Various Board / Association Members reporting in President Walker's absence. Carmelita Pond had a

seasonal algae bloom that has been resolved after recent winter rains. As reported before, no adverse effects were observed nor was wildlife impacted in the area. Monitoring will continue in the future. Two miles of trail cleared on Zarzamora Valley/Canyon Trail and Carmelita Pond Trail by the Trailblazers. In addition, they continue to assist with easement research and area trail maintenance.

5. Activities/Events Reports

- Renee Burritt, Director

Activities and Events information was reported in Director Burritt's absence. Currently a Car Show is in the works for May 2<sup>nd</sup>. Activities and Events updates will be posted on Facebook as they occur.

*\* 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

Report suspended due the absence of President Walker.

*b. Ball Field/Toddler Playground*

Chair Andrea Walker, President

Report suspended due the absence of President Walker.

*c. Tech Oversight, Maintenance, and Google Docs*

Chair, Laura Diesman, Director

Report provided with an assist from Treasurer Myers and his current involvement. The current hosting contract was modified to a month-to-month billing to allow for a transition to a less expensive service and exploration of the current needs of the Association. Potential savings identified in hosting, tech services, and payment processing could be approximately \$11,000.00 to \$12,000.00 a year.

*d. Bylaws, CC&Rs Revision and Updates*

Chair, Mike Guenther, Secretary

Updates are continuing to be explored; last revision was in 2008. Many statutes continue to be outdated in both the Bylaws and CC&Rs. Research is ongoing regarding the legal review process and cost-efficient options. Committee revisions, with Board input, are necessary to reduce submissions in legal drafts and reduce legal costs.

*e. Staff Review and Oversight*

Chair, Andrea Walker, President

Report suspended due the absence of President Walker. No new updates to report.

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

Member discussions covered trail activities, maps. Pond conditions and park protection and vandalism were of interest as well.

**VI UNFINISHED BUSINESS**

1. Discussion/Vote- El Prado Gate installation.

Currently the installation is delayed due to incorrect equipment, parts received and correct parts arrival.

2. Discussion/Vote- Discussion/Vote- Star Link Router/Live Stream and Virtual Meeting

Starlink router purchase pending coordination and follow up. Speed and service were concerns along

3. Discussion/Vote- Executive Session Schedule

Changing times and dates to provide more flexibility with Executive meetings, their business and length.

Earlier start times, different days or later start times for succeeding meetings. Currently Executive Sessions are

held before the General Meeting and constrained by and limited to an hour in order to stay on schedule with the General Meeting. Possible Executive zoom meetings are being explored for more flexibility. Tabled for further discussion.

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

1. Discussion/Vote- Insurance Contract

The annual premium is \$61, 9097.50 (plus taxes and fees). This is a slight decrease from last year. This was attributed to a hazard-zone reclassification. Secretary Guenther made the motion to accept the insurance contract as submitted. The motion was seconded by Vice President Lowey. Motion carried unanimously.

2. Discussion/Vote- Internet Contract

Web hosting is being explored by Treasurer Myers. He found three main parts to consider, (1) web hosting through Host Gator, (2) the processing fees, and (3) our tech serviceman, Shawn Cotta and how cost can be reduced in these areas. See Tech Oversight in Ad Hoc. No action at this time with more discussion for a vote and change in the future.

\*3. Discussion/Vote- Secretary Mike Guenther Resignation Letter

This item was moved to the bottom of the agenda.

At that time, the motion was made to accept Secretary Mike Guenther's submitted letter of resignation by Secretary Guenther it was seconded by Chris Lowey. Motion carried unanimously.

\*4. Discussion/Vote- Vote to appoint Secretary to replace Secretary Guenther

This item was moved to the bottom of the agenda.

Due the lack of Board members present and no advanced notice and preparation this item was tabled.

\*5. Discussion/Vote- Vote to appoint a Chair for the AD HOC Committee Bylaws, CC&Rs Revision & Updates.

This item was moved to the bottom of the agenda.

Due the lack of Board members present and no advanced notice and preparation this item was tabled.

6. Discussion/Vote- Addition and Removal of Authorized Signers for BAC Community Bank Accounts. The following were recently appointed designated check signers, President Andrea Walker, Treasurer Laura Diesman, Secretary Mike Guenther, and Director David Myers. Due to Secretary Mike Guenther's resignation, he is removed from the appointed designation. Secretary Guenther made the motion that the addition and removal will authorize check signers for the Bac Community Bank accounts to be amended to appoint check signers President Andrea Walker, Director Laura Diesman and Treasurer David Myers and due to Secretary Mike Guenther' resignation, he be removed from the appointed designation. Vice President Lowey seconded the motion. Motion carried unanimously.

7. Discussion/Vote- The Ceres Seventh Day Adventist Church, Hacienda Facility use, reservations entitlements and inclusions. Representatives were unavailable and initial contact information was inaccessible. This item was tabled pending further discussion and additional information to determine the process currently used and requirements and eligibility applicable.

8. Discussion/Vote- PMZ Realtors, Elaine Hogan and Kim Medeiros rent Suite 3 for a six (6) month lease. Secretary Guenther made the motion to accept the contract from Elaine Hogan and Kim Medeiros to rent Suite 3. The motion was seconded by Chris Lowey. Motion carried unanimously.

**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.*

Member comments were made concerning check signers and the logistics connected to that responsibility. More discussion on the outdated Bylaws and community expectations. General feedback on operations and communications was in the mix of comments as well.

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

The meeting was adjourned at 8:05 P.M. Next Board Meeting – February 11, 2026 at 6:30 P.M. at the Hacienda.

**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:

*Minutes compiled and submitted by  
Andrea Walker LDPOA President, in lieu of secretary*

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