



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

GENERAL BOARD MEETING
WEDNESDAY, February 18, 2026 at 6:30 pm
At the LDPOA Hacienda (address above)
- MINUTES -

Executive Session: 5:30 P.M.

Personnel: Staff Procedures

Legal: Contracts

Fiscal Budget: Discussion & review

General Meeting 6:30 P.M.

I CALL TO ORDER & PLEDGE OF ALLEGIANCE.

– Andrea Walker, President

Meeting called to order at 6:40 P.M.

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

II EXECUTIVE SESSIONS REPORTS

- Andrea Walker President

January 28, 2026 , Staff Guidelines, Contract/Vendor Procedures & review
Budet

II APPROVAL OF MINUTES

January 2028, 2026 , Monthly Board Meeting Minutes

- Andrea Walker- President

Motion made by Director Diesman to approve the minutes of January 28, 2026 as submitted.

Seconded by VP Lowey Motion carried unanimously.

IV TREASURER'S REPORT

- David Myers, Treasurer

January 2026

- Operational Fund: **\$279,614.06**
- Replacement Fund: **\$688,726.76**
- **Total: \$1,061,501.18**

Motion made by V.P. Lowey to approve the Treasurer's Report as submitted. Seconded by Director Diesman.
Carried Unanimously.

V COMMITTEE REPORTS –

1. Budget Committee

-David Myers, Treasurer

- Met with bookkeeper to go over financials to find some cost cutting measures.
- Upcoming add'l Committee meeting

2. ACC - Committee Report

- Chris Lowey, Vice President

PERMITS - Approved 2 Manufactured Homes, 1 Storage Container replacement,
1 12x20 Metal Carport, 1 Temp RV, 1 removal of dead trees

DENIED 3 Fencing on vacant lots, 1 Temp RV permit (county permit not valid)

• **COMPLIANCE**

3 New letters sent

1 Closed

6 Pending

3 Scheduled for meeting with ACC

4 new contacts to county via e mail

3 Need more information from complainant

5 County Issues, assistance from county

3. Facility/Maintenance Committee

- Andrea Walker, President

Water inspections, gym equipment repair, some leakage from the recent rain,
Trees cut up, to be burned later. Reserve study items and routine maintenance

4. Parks & Trails Committee Reports

- Andrea Walker President

Ponds are all very full due to the extra rain the last few weeks. Parks are clean. Have a possible
volunteer to mow at El Prado Ball field. Trails – no new information was presented

5. Activities/Events Reports

- Renee Burritt- Director

Activities and Events information was reported in Director Burritt's absence. Annual Easter Egg Hunt
on April 4, 2026, May 2nd is the Community Yard Sale and a Possible Vintage car show.

Motion made by Treasurer Myer to approve the Committee's Report as submitted. Seconded by V.P. Lowey
Carried Unanimously.

** 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
The dam has been holding up.

Chair Andrea Walker, President

b. Ball Field/Toddler Playground
Still working the playground special “bark” Toddler playground still searching ways to save money.

Chair Andrea Walker, President

c. Tech Oversight, Maintenance, and Google Docs
Report provided with an assist from Treasurer Myers and his current involvement. Search for other ways to have video services for meetings. Possible ways to increase the speed of the internet and the web payment processing page.

Chair, Laura Diesman, Director

d. Bylaws, CC&Rs Revision and Updates

Tabled – Pending New Chair

e. Staff Review and Oversight
Staff Reviews to be done twice a year.

Chair, Andrea Walker, President

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

Motion made by President Walker to approve the Ad Hoc Committee’s Report as submitted. Seconded by Treasurer David Myer. Carried Unanimously.

VI UNFINISHED BUSINESS

1. Discussion/Vote- El Prado Gate installation.

There were some additional equipment needing to be purchased. No additional vandalism to report.

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

Other possible solutions to increase the speed, extender possible.

3. Discussion/Vote - Internet Services

Tabled for more information

4. Discussion/Vote to appoint Secretary

Moved to new business #3

5. Discussion/Vote to appoint Chair for AF HOC Committee Bylaws, CC&R’s Revision & Updates

Temporarily suspend this committee to August while searching for other cost saving ways to update.

6. Discussion/Vote – Ceres Seventh Day Adventist Church, hacienda Facility use, reservations & Inclusions

Free usage – Declined owners can use their free usage, if they like to.

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

1. Discussion/Vote- to appoint Shelley Cummings to vacant seat on LDPOA Board of Directors, term ending October 2027. Motion made by Director Diesman to appoint Shelley Cummings to the LDPOA Board of Directors. Seconded by VP Lowey. Motion carried unanimously.

2. Discussion/Vote- to appoint Eva Banuelos to vacant seat on LDPOA Board of Directors, Term ending October 2026. Motion made by Andera Walker to appoint Eva Banuelos to the LDPOA Board of Directors. Seconded by VP Lowey. Motion carried unanimously.

*3. Discussion/Vote- to Appoint Board Secretary

This item was moved from unfinished business #4.

Shelley Cummings was nominated as Secretary for the LDPOA Board of Directors by Andrea Walker. Seconded by VP Lowey. Motion carried unanimously

*4. Discussion/Vote- Love Don Pedro requests to host local trade show event at El Prado Park on April 25, 2026

This item was #3 on New Business.

President Walker made motion to approve the request for Love Don Pedro to host local trade show event on El Prado Park on April 25, 2026. Seconded by Treasurer David Myers. Motion carried unanimously.

*5. Discussion/Vote- to Repair damaged septic line impacting the right courtyard bathrooms.

This item was # 4 On New Business.

Pending more information.. ** This is when Chris Cox left and do not have the motion info

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 – March 11 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
Chris Cox LDPOA Office in lieu of secretary*
