



**LAKE DON PEDRO OWNERS' ASSOCIATION**  
**The Hacienda – 5182 Fuentes de Flores, La Grange CA 95329**

**GENERAL BOARD MEETING MINUTES**  
**Wednesday, March 11, 2026 - 6:30pm**  
**Location: LDPOA Hacienda (address above)**

**I MEETING CALL TO ORDER**

Meeting called to order at 6:39pm by President Andrea Walker.

**Present:** President Andrea Walker; Vice-President Chris Lowey; Secretary Shelley Cummings; Treasurer David Myers, Directors Eva Banuelos and Renee Burritt.

**Absent:** Director Diesman

**PLEDGE OF ALLEGIANCE**

Lead by President Walker immediately after call to order.

**II EXECUTIVE SESSION REPORT**

**- Andrea Walker, President**

The draft Minutes of the February 18, 2026 Executive Session Minutes were presented and approved as to Budget and Contracts (smaller contracts with vendors).

**III APPROVAL OF MINUTES**

**- Shelley Cummings, Secretary**

The draft Minutes of the February 18, 2026 General Session Minutes prepared by staff personnel Chris Cox was presented.

**IV TREASURER'S REPORT**

**– David Myers, Treasurer**

The draft Monthly Financial Report – February 2026 was presented by Director David Myer

1. Director Myers met with staff bookkeeper and is in process of revising final draft budget which will be presented to the Board at the April 8, 2026 meeting.
2. Discussed \$42k outstanding lien amounts and working with office staff to learn lien process
3. Discussion re deferment of gutters/downspouts/slurry seal for parking lot; review of Browning Reserve Study guidelines.

## V COMMITTEE REPORTS

### 1. Budget Committee

– **David Myers, Treasurer**

Chairperson/Director Myers reported on the draft 2026/2027 budget and will be presented at the April 8, 2026 General Board Meeting

### 2. ACC

– **Shelley Cummings, Chairperson**

Chairperson/Director Cummings reported on the ACC meeting on March 7, 2026 and the Committee Report is attached hereto and incorporated herein.

### 3. Facility/Maintenance

– **Andrea Walker, President**

Chairperson/Director Walker reports on the septic installation options; apartment appliances; pool area gazebo area; ramadas in pool areas; future maintenance needs; gutters; inner courtyard fascia dry rot near gutters; parking lot slurry; temporary walkway utilization for bathrooms during septic line.

### 4. Parks & Trails

– **Andrea Walker, President**

Chairperson/Director Walker reported on the following:

1. *El Prado Park Ballfield* - a new lock was installed for volunteer access on the inner field gate and trash removal; recent El Prado Park vandalism and by utilizing the cameras at the field, the vandals were found and are will serve community service on 3/14/26; the cameras are paying off.

2. *Alfier and Gregoris* overflow monitoring; Carmelita Pond clear now but keeping eye for potential algae bloom.

3. *Trails*: Community Member/Trailblazers Leader Kimberly Cheatham reported that 2 quads with spark arresters are being used by the Club as well as a DK2 wood chipper. This equipment helps with cutting tree limbs and other debris on the trails. Trailblazer Dan Cheatham is currently working on obtaining more grants.

### 5. Activities/Events

– **Renee Burritt, Director**

Chairperson/Director Renee Burritt reported that the Hacienda, in collaboration with the Don Pedro Disciples, will be hosting the annual Easter Egg Hunt on April 4, 2026 @10am at the Hacienda grounds.

### AD HOC COMMITTEES:

#### 6. Gregoris Dam

– Andrea Walker, President

Observing; no update

#### 7. Ball Field/Toddler Playground

– Andrea Walker, President

Volunteer event upcoming

#### 8. Tech Oversight/Maintenance

– Laura Diesman, Chairperson

Research continues on website and online vendors as reported by President Walker in the absence of Director Diesman.

#### 9. Bylaws/CC&R Revisions/Update

– Suspended until August 2026

#### 10. Staff Review/Oversight

- Andrew Walker, President

Board has selected April for employee performance reviews

Motion to accept Committee Reports tendered by Director Cummings, seconded by Director Myers; unanimous by Directors present - motion carried.

## **VI UNFINISHED BUSINESS**

### **1. SEPTIC LINE BID REVIEW**

Discussion, review of updated bids, and vote on repair work on courtyard bathrooms presented by President Andrea Walker. Further discussion regarding the 2 bids presented and the option to accept Premium Plumbing as an option first, which will save the membership considerable money.

- a) Premium Plumbing & Drain Estimate - \$400
- b) Top Tier Plumbing - Estimate \$5672.23

Motion to accept the bid presented by Premium Plumbing & Drain in the amount of \$400 was tendered by Director Banuelos, seconded by Director Burrirt; unanimous by Directors present - motion carried.

### **2. STARLINK/ROUTER/MEETING VIDEO SERVICE**

Further discussion and approval on system needs. President Walker reached out to Nabors Electric, a local installer to explore initial installation and will set a time to schedule. Director Myers presented an extender option through Amazon. Item tabled until April 8, 2026 meeting.

### **3. LOVE DON PEDRO - COMMUNITY FAIR**

Discussion and request to move date to April 19, 2026 at Hacienda facility (previously approved for April 25, 2026).

Motion to approve the date change for Love Don Pedro was tendered by President Walker, seconded by Director Lowey; unanimous by Directors present - motion carried.

## **VII NEW BUSINESS**

### **1. CLASSIC CAR SHOW/YARD SALE - May 2, 2026**

Discussion and vote on community car show and yard sale at Hacienda; \$5 for table rental, car show is free and is being coordinated by member Brandon Farris.

Motion to approve the car show and yard sale on May 2, 2026 was tendered by Director Lowey, seconded by Director Burrirt; unanimous by Directors present - motion carried.

### **1. BUDGET/DEFERRED MAINTENANCE**

Discussion and vote on budget and deferred items (i.e. gutters/downspouts, parking lot re-paving, etc). Covered in Ad Hoc discussion

### **2. HALL RENTAL RULES/SECURITY/ENFORCEMENT OFFICE RENTALS**

Discussion regarding Hall and Office Rentals - no vote needed.

### **3. COMMUNITY OUTREACH**

Discussion and vote to appoint Director Eva Banuelos as Community Outreach Chairperson.

Director Cummings nominated Director Banuelos to serve in this capacity, in collaboration with Director Burrirt - Activities Director to further enhance the community level of events and member opportunity within the Association.

Motion to accept Director Banuelos as Community Outreach Chairperson was tendered by Director Lowey, seconded by Director Burritt; unanimous by Directors present - motion carried.

**VIII OPEN FORUM / GOOD OF THE ORDER:** Audience comments.

Adjournment: 7:46pm

**IX NEXT SCHEDULED MEETING DATE / ADJOURNMENT**  
**Next Board Meeting - April 8, 2026 - 6:30pm**

*Respectfully submitted,*

*Shelley Cummings - Board Secretary*