LAKE DON PEDRO OWNERS' ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
The Hacienda – 5182 Fuentes de Flores, La Grange CA 95329
Wednesday, April 8, 2026 - 6:30pm

I MEETING CALL TO ORDER 6:36pm
PLEDGE OF ALLEGIANCE: - Andrea Walker, President
Directors Present: Andrea Walker - President; Chris Lowey - Vice President; Shelley Cummings- Secretary; David Myers - Treasurer; Eva Banuelos - Director; Renee Burritt - Director; Director Laura Diesman - Absent

II EXECUTIVE SESSION REPORT - Andrea Walker, President
March 11, 2026 Executive Session Minutes - approved

III APPROVAL OF MINUTES - Shelley Cummings, Secretary
March 11, 2026 General Session Minutes
After review by all Directors present - Motion to accept Minutes tendered by Director Myers; seconded by Director Lowey; unanimous approval.

IV TREASURER'S REPORT – David Myers, Treasurer
Monthly Financial Report – March 2026
After review by all Directors present - Motion to accept Treasurer's Report tendered by Director Cummings; seconded by Director Burritt; unanimous approval.

V COMMITTEE REPORTS

1. Budget Committee – David Myers, Treasurer
   Budget update
2. ACC – Shelley Cummings, Chairperson
   Meeting April 11th due to April 4th Easter Egg Hunt
   Discussion re Villarreal & Las Palmas property issues
3. Facility/Maintenance – Andrea Walker, President
   El Prado Park mowed and debris burned
4. Parks & Trails – Andrea Walker, President
   Trailblazers update by member Darlene Ramsey
   Violeta Park April 19th @10am - volunteer cleanup 10am
   Horse Camp Trail Ride April 25th -@10am Zarzamora Loop
5. Activities/Events – Renee Burritt, Director
   4/19 - Love Don Pedro Community Faire
   5/2 - Car Meet/Yard Sale

6. Community Outreach - Eva Banuelos, Director
   April 5 Easter Egg Hunt was a huge success
   Bunco Event upcoming

AD HOC COMMITTEES:

7. Gregoris Dam – Andrea Walker, President
   Monitoring; not fiscally feasible at the time to work on dam
8. Ball Field/Toddler Playground – Andrea Walker, President
   Tot Lot - President Walker will spearhead project
9. Tech Oversight/Maintenance – Laura Diesman, Chairperson
   Treasurer Myers working on internet access/router extender
   Rental rates on website have error code
   *WordPress web hosting options * next agenda item*
10. Bylaws/CC&R Revisions/Update – Suspended until August 2026
11. Staff Review/Oversight - Andrew Walker, President
   Performance reviews to be set up late April
   Office manager training Assistant Office Manager on cross-training

After review of all Committee Reports by Directors - Motion to approve tendered by Director Lowey; seconded by Director Burritt; unanimous approval.

VI UNFINISHED BUSINESS

1. **SEPTIC LINE REPAIR UPDATE - Andrea Walker, President/Facilities Chair**
   Discussion, review of project progress
   Courtyard bathrooms are back up and running after hydrojet system; successful cleaning process and scheduled to come back out to monitor in 6 months. Ready for member use.

2. **STARLINK/ROUTER/MEETING VIDEO SERVICE - David Myers, Treasurer**
   Further discussion and approval on system needs
   Router now available; needs ethernet cable

VII NEW BUSINESS

1. **SECURITY ACCESS TAGS - COMPUTER REPLACEMENT**
   Discussion and vote on new system needs
   Cost $1200
   CGIT estimate - migrating old system to new system
   Treasurer Myers to research system and cost - tabled to next agenda to allow for information on cost and potential secondary bids.

2. **OFFICE RENTAL APPLICATION**
Discussion and vote on application for Suite #3 - Lydia Slifert - Massage Therapy
Motion to approve by Director Cummings; seconded by Director Myers; unanimous approval. Office staff to notify Tenant.
**Director Walker recused herself from the vote due to the fact that she is also a tenant of a Hacienda suite and of the same industry.*

3. **LOT MERGER REQUEST**
Discussion and vote regarding member request to merge lots
Tabled - member request was injured and unable to attend

4. **2026/2027 BUDGET**
Discussion and vote to accept 2026/2027 Association Budget
Budget committee presented draft budget based on many factors;no dues need to be raised; follows Reserve Study
Motion to accept Budget as presented tendered by Director Walker; seconded by Director Lowey; unanimous approval.

5. **2026 DUES RATE**
Discussion and vote to accept Association dues for 2026
Dues to stay at $154 annual, no raise in dues
Motion to accept 2026 Dues Rate tendered by Director Cummings; seconded by Director Myers; unanimous approval.

6. **2026 RESERVE STUDY**
Discussion and vote to accept 2026 Reserve Study presented by Browning Reserve Group
Motion to accept 2026 Reserve Study tendered by Director Lowey; seconded by Director Cummings; unanimous approval.

7. **2026 ELECTION CALENDAR**
Discussion and vote to accept 2026 Election Calendar
Motion to accept 2026 Election Calendar tendered by Director Walker; seconded by Director Burritt; unanimous approval.

8. **CPA YEAR-END REVIEW & TAX PREP**
Discussion and vote to authorize search and new hire of Association CPA

President Walker to authorize search for new CPA; the Board will search available firms, interview and eventually hire. The Board has not authorized a search previous to this meeting and declines to authorize a search at this meeting.

Request for tax return extension. President Walker makes a motion to request an extension to October 15, 2026 if the 2025 return has not already been filed. Treasurer Myers to reach out to bookkeeper and request all information that she has inquired of current CPA; dates on which she spoke to him; who she spoke to and all information

obtained. Bookkeeper to include President Walker and Treasurer Myers and then inform the Board of the findings.
Motion tendered by Director Walker; seconded by Director Burritt; unanimous approval.

9. **BOARD MEETING DATE CHANGE**
Discussion and vote to move the General Board meeting date from Wednesday to Thursday. Board to move the monthly Board meeting to the 2nd Thursday at the month; 5:30pm (Executive Session) and 6:30pm (General Session) with a 60 day notice period. First Board meeting on Thursday will be June 11, 2026
Motion to change Board Meeting date tendered by Director Walker; seconded by Director Banuelos; unanimous approval.

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

IX NEXT SCHEDULED MEETING DATE / ADJOURNMENT 8:01pm
Next Board Meeting - May 13, 2026 - 6:30pm