LAKE DON PEDRO OWNERS' ASSOCIATION
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BOARD OF DIRECTORS MEETING MINUTES

May 13, 2026 @ 6:30pm

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE – *Andrea Walker, President*
President Walker called the General Meeting to order at 6:45pm

II. ROLL CALL/QUORUM – *Andrea Walker, President*
Directors present: Walker, Cummings, Myers and Burritt – quorum established
Directors absent: Lowey, Banuelos and Diesman

III. EXECUTIVE SESSION REPORT – *Shelley Cummings, Secretary*
April 8, 2026 Executive Session Minutes

IV. APPROVAL OF MINUTES – *Shelley Cummings, Secretary*
April 8, 2026 General Session Minutes presented by Secretary Cummings
Motion tendered by Director Burritt; seconded by Director Myers; motion carried unanimous.

V. TREASURER'S REPORT – *David Myers, Treasurer*
Monthly Financial Report – April 2026
Director Myers reported on the April 8, 2026 Balance Sheet, discussed the credit card processing fee, website maintenance costs still being reviewed; reviewing for fraud.
Motion tendered to accept Treasurer's report by Director Cummings; seconded by Director Burritt; motion carried unanimous.

VI. COMMITTEE REPORTS
1. Budget Committee David Myers, Chair
Meeting with bookkeeper; discussion re looking for new CPA; due to year-end the Board will continue to use CPA for 2025 returns and search for a new CPA for 2026 return.

2. ACC — Shelley Cummings, Chair

Committee has 8 property complaints in Mariposa County and 11 in Tuolumne County; has 3 high priority items that require County intervention. Next ACC meeting slated for June 6, 2026 at 9:00am.

3. Facility/Maintenance — Andrea Walker, Chair

Septic Issue (See Item #1 below); Security Tags (See Item #3 below)

4. Parks & Trails — Andrea Walker, Chair

El Prado Park moved for the last time this season to avoid fire danger; no recent vandalism reported; actively monitoring Carmelita Pond for evidence of algae bloom.

5. Activities/Events — Renee Burritt, Chair

Yard Sale and Car Meet May 2nd – great turnout; utilized 20 tables
No Yard Sale signs visible in community to attract visitors so something to look at for next year; possible Yard Sale event in October
Ties & Tiaras – Father/Daughter Dance June 27, 2026 held at Mineshaft
Town Hall Meeting – June 5, 2026 @ Don Pedro High School (first time ever in community)

6. Community Outreach — Eva Banuelos, Chair

No Report

AD HOC COMMITTEES:

7. Gregoris Dam/El Prado — Andrea Walker, Chair
8. Tech Oversight/Maintenance — Laura Diesman, Chair
9. Bylaws/CC&Rs Update — Suspended until August 2026
10. Staff Review/Oversight — Andrea Walker, Chair

Motion to accept committee reports by Director Burritt; seconded by Director Myers; motion carried unanimous.

VII. OLD BUSINESS:

1. SEPTIC LINE REPAIR UPDATE – President Walker and Facilities Chair reported the septic needs per recent failure of courtyard bathrooms; presented 3 quotes by All Valley Plumbing Services in Winton; Sierra Construction in Sonora; and JD Septic Service in La Grange. The gym will have to be closed during repair; estimated 30 days; President Walker to provide absent Directors with quotes. Discussion and review only; no vote taken at meeting.

2. STARLINK/ROUTER/MEETING VIDEO SERVICE – Director Myers reported that the additional router to be installed in upstairs apartment. Meeting video service – wants to get other items in place before that is finalized so that there are no issues with internet service for video meetings.

3. <u>SECURITY ACCESS TAGS – COMPUTER REPLACEMENT</u> (Tabled from 4/8/26 Meeting)
Discussion by President Walker on new system needs; Cost $1200; CGIT estimate – migrating old system to new system total cost $2185. Director Myers reported some other cost saving measures: Dell computer $300+ cost from Walmart, etc. No security updates were performed on current computer system that would save $2100+. Myers further stated it would be prudent to review other measures before committing to cost estimate. Discussion regarding options ensued, replacing computer and going with entire system. Myers' concern is that new KERI may not work well with Windows 11. Further discussion regarding high priority need of security system due to summer pool and rental season by Walker, Cummings and Burritt.
Motion tendered to accept proposal from CGIT due to necessity of security and access for staff, members and guests by President Walker; seconded by Director Burritt; all in favor (Walker, Cummings and Burritt); nay by Director Myers.
4. LOT MERGER REQUEST (Tabled from April 8, 2026 Board Meeting)
Request by Member Jessica Schummer to merge lots; Board reviewed maps and issue of inaccessibility of one lot; defensible space; original merger on file and final merger documents. President Walker explained that this is not normally something the Association approves but in this unique situation, asked the Board to consider the findings.
Motion tendered to accept member request by Director Cummings; seconded by Director Walker; motion carried unanimous.
5. <u>CPA YEAR-END REVIEW & TAX PREPARATION</u>.
Discussion to authorize Board search and new hire of Association CPA; tabled with bookkeeper recommendation – possible July change.

VIII. NEW BUSINESS
1. <u>RESERVE SAVINGS PROJECTS</u>
Discussion and vote to approve reimbursement to the Operating Checking Account from Reserve Savings in the amount of 422,447.45 (report provided by Association Bookkeeper).
Motion to approve tendered by Director Cummings; seconded by Director Myers; motion carried unanimous.
2. <u>PORTA POTTY RENTALS – COURTYARD</u>
Discussion and vote to rent a porta-potty for pool and and removal of the temporary wall used for bathroom access to courtyard; quote from Rent-A-Toilet, Inc. in the amount of $331.20 per month.
Motion tendered by President Walker; seconded by Director Cummings; motion carried unanimous.

3. RESERVE ITEM PROJECTS – Discussion for reserve item projects to including Parking Lot Sealing; Gutters; Pool Area Decks tabled.

4. CRAFT FAIR – November 14-15, 2026

Discussion and vote to approve the annual Craft Fair and approval for Director Burritt to head up the annual event.

Motion tendered by President Walker; seconded by Director Cummings; recusal of vote by Director Burritt; motion carried unanimous.

5. JUNE HIATUS – The Board decided to not take an annual hiatus due to key items of importance.

Motion tendered by President Walker; seconded by Director Myers; motion carried unanimous.

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

X. ADJOURNMENT/NEXT SCHEDULED BOARD MEETING DATE/TIME:

Meeting adjourned at 8:01pm

Next scheduled Board Meeting – Thursday, June 11, 2026 @6:30pm

Respectfully Submitted,

Shelley Cummings – Board Secretary *Board Approved June 11, 2026*