



LAKE DON PEDRO OWNERS' ASSOCIATION
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BOARD OF DIRECTORS MEETING MINUTES
June 11, 2026 @ 6:30pm

- I. CALL TO ORDER & PLEDGE OF ALLEGIANCE – *Andrea Walker, President*
Meeting called to order at 6:42pm
- II. ROLL CALL/QUORUM – *Andrea Walker, President*
Quorum established: Directors present: Walker, Lowey, Cummings, Banuelos and Burritt
President Walker announced that Laura Diesman tendered her resignation as Director and thanked her for her service to the Board and community.
- III. EXECUTIVE SESSION REPORT – *Shelley Cummings, Secretary*
May 13, 2026 Executive Session Minutes
Approved by Directors in Executive Session
- IV. APPROVAL OF MINUTES – *Shelley Cummings, Secretary*
May 13, 2026 General Session Minutes
Motion to approve Minutes tendered by President Walker; seconded by Director Burritt; unanimous; motion carried.
- V. TREASURER'S REPORT – *David Myers, Treasurer*
Monthly Financial Report – May 2026
Treasurer Myers reported on total assets of \$944,260.43; dues not raised in 2026 and by controlling maintenance income, 2027 dues will not have to be raised. Anticipates large maintenance items in budget. Director Myers own opinion is that we need to recoup reserve fund to level to \$32k; currently under State threshold. Director Myers stressed that Board needs to build back Reserve funds.
Motion to approve Treasurer report tendered by Director Cummings; seconded by Director Lowey; unanimous; motion carried.



VI. COMMITTEE REPORTS

1. Budget Committee

David Myers, Chair

Chairperson Myers would like to schedule a committee meeting in June which is open to new members.

2. ACC

Shelley Cummings, Chair

Chairperson Cummings reported on 8 Mariposa County items; 11 Tuolumne County items; working on an approved colors binder for repainting storage containers.

3. Facility/Maintenance

Andrea Walker, Chair

Chairperson Walker reported on apartment items replaced; refrigerator leak in one of the apartments; El Prado Park was moved for the last time this season. Trash removal at El Prado and Gregoris Parks; wooden enclosure was erected around gazebo in pool area as the deck flooring was starting to shrink and created a safety hazard – repairs will commence after pool season.

4. Parks & Trails

Andrea Walker, Chair

TrailBlazers: June 28, 2026 Trail Clearing at Violeta Loop

June 21, 2026 Trail Ride

Trailblazers meet first Monday of each month

91 miles of trails in subdivision

5. Activities/Events

Renee Burritt, Chair

Chairperson Burritt reported the Craft Fair will be held November 14-15, 2026

6. Community Outreach

Eva Banuelos, Chair

Chairperson Banuelos reported on Father-Daughter Dance – June 27, 2027 @ Mineshaft

National Night Out – August 4, 2026

OctoberFest @ El Prado Park

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 tendered by President Walker; seconded by Director Cummings; unanimous; motion carried.

VII. OLD BUSINESS:

1. Septic Line Repair Update – President and Facility Chair Walker reported that the Board is reviewing 3 bids and Director Myers asked for additional time to solicit further bids; questions on contractor licenses, workers' comp, etc. The Board will not vote at this meeting.



2. Security Access Tag Update – President Walker reported on the system transition to the new computer.
3. CPA Year End Review – tabled until July 2026.

VII. NEW BUSINESS:

1. Fall Fest @ El Prado Park – October 10 or 17, 2026

Motion to approve the Love Don Pedro October Fall Fest at El Prado Park tendered by President Walker; seconded by Director Burritt; unanimous; motion carried.

2. Pool Open/Close Date Extension and Adult Swim Group Access April – October

Director Myers discussed feedback he has heard throughout the membership requesting extension of pool opening from April to October rather than May to September. “Adult Swim Group” cannot be stated as it is discriminatory in nature according to Fair Housing Act. Additional cost of chemicals would need to be ascertained and presented to Board. Tabled for more information.

VI. ADJOURNMENT/NEXT SCHEDULED EXECUTIVE SESSION DATE/TIME:

Meeting adjourned at 7:54pm

Next scheduled General Session – July 9, 2026 @ 6:30 pm

Respectfully submitted,

Shelley Cummings – Board Secretary

APPROVED BY BOARD OF DIRECTORS 7/9/26