



LAKE DON PEDRO OWNERS' ASSOCIATION
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(209) 852-2312 or info@ldpoa.com

SPECIAL MEETING MINUTES
Don Pedro High School, 3090 Merced Falls Road, La Grange CA 95329
Tuesday, June 30, 2026 – 5:30pm

CALL TO ORDER & PLEDGE OF ALLEGIANCE: *Andrea Walker - President*
Meeting called to order at 5:33pm

I ROLL CALL/CONFIRM QUORUM - *Andrea Walker - President*

Quorum established – Directors Present: Walker, Cummings, Myers, Banuelos, Burritt
President Walker announced that previously seated Director Chris Lowey recently tendered his resignation as Director and thanked him for his valuable time and service to the Board and Community.

II NEW BUSINESS -

1. Discussion and Possible Vote Regarding Association Water Contamination Repair Options, including Selection of One of Two Proposed Repair Routes

President Walker explained the current situation of the water tank contamination issue and explained to the audience of 22 members present that the 4 current tanks are over 30 years old and have reached their life expectancy. Contamination was found in 3 of the 4 tanks. The tanks were inspected by Canepa & Sons, Inc. (Sonora, CA) as our current well drilling vendor. Per State Law, the Association followed protocol to shut down the facility after contamination was identified. Per Association insurance requirements, a 10,000 water reserve is needed for facility use and fire protection. Walker reported on 2 options to remediate the water contamination and be able to re-open the Association facilities.

New option: 5000 gallons each for 2 tanks - circulation to alleviate sediment; back wash cleanout valve on each tank

Option #1 - cleaning out current 4 tank system; (re-plumb, raising tanks, remediation of sediment) - \$9000

Option #2 - 2 new tank 5000 gallon system; open immediately after installation of system by Facility Maintenance Manager and Canepa & Sons - \$15000



- Possible sale of current tanks for non-potable water purposes to bring back some funds to Association.
- Test results available to view at Association office (cannot publish publicly)
- President Walker to confirm warranty period information from Canepa & Sons and will also create a detailed maintenance routine with Facility Maintenance Manager. Anticipated re-opening of Association facility end of July or early August.

President Walker allowed for a 20 minute Community Q&A on topic

Motion to accept Option #2 for 2 new tank option installation at a cost of \$15,000 tendered by President Walker; seconded by Director Banuelos; unanimous vote; motion carried.

2. Discussion/Vote - Septic Line Replacement - Discussion and review of current bids and timeline of repair work; vote on preferred vendor

President Walker reviewed the current septic line repair project and the 3 bids that were received and reviewed by the Board. President Walker reviewed the viable bids on hand with Sierra Construction (Sonora, CA) and All Valley Plumbing (Winton, CA). President Walker further suggested that since the Association is currently closed, it is best case scenario that while the water tank replacement is ongoing, the septic line repair work can start. The Association can re-open after the water tank replacement is complete while the septic line is being repaired as certain areas can be blocked off for safety and members can utilized porta pottys that will be set up.

President Walker allowed for a 20 minute Community Q&A on topic

Motion to accept Sierra Construction Bid at a cost of \$26,300 tendered by President Walker; seconded by Director Cummings; unanimous vote; motion carried.

IV. ADJOURNMENT

6:50pm

Respectfully submitted,

Shelley Cummings - Board Secretary

APPROVED BY BOARD OF DIRECTORS 7/9/26