

**LAKE DON PEDRO OWNERS ASSOCIATION  
C/O THE MANAGEMENT ALTERNATIVE  
1120 13<sup>TH</sup> STREET, SUITE C  
MODESTO, CA 95354  
(209) 544-3422, FAX (209) 544-3421**

**BOARD OF DIRECTORS MEETING MINUTES  
MARCH 15, 2008**

**BOARD MEMBERS PRESENT:** Vicki Keefe  
Clem Brown  
Mike Harding  
Carolynn Bartholomew  
Bob Steele  
Ken Kennedy  
Mike Cummings

**OTHER INDIVIDUALS PRESENT:** Sherri Lucy, The Management Alternative

The meeting was called to order at 11:13 a.m. by Vicki Keefe, President. Mike Cummings moved that the minutes of the February 16, 2008 Board of Directors meeting be approved as amended. Bob Steele seconded, all agreed.

**TREASURER'S REPORT**

Clem Brown, Board Treasurer, reported that Association funds as of February 29, 2008 were as follows:

Operating account	\$112,662.00
Reserve account	\$78,775.00
<u>Reserve CDs</u>	<u>\$20,000.00</u>
Total Association Funds	\$211,437.00

Mike Harding moved that the Treasurer's Report be approved as presented. Ken Kennedy seconded, all agreed.

**COMMITTEE REPORTS**

1. Architectural Committee: Clem Brown reported in this regard in the absence of the Committee Chair indicating that three requests were received from Mariposa County all of which were approved. Clem further reported that Alice Reece is a new member on the Committee. Vicki Keefe updated on the Trails Committee meeting indicating that you cannot fence off trails without installation of a gate.
2. CC&Rs Committee: Mike Harding, Chairperson, updated in this regard indicating that one of ten items has been resolved, five items are pending and four are under investigation.

### **COMMITTEE REPORTS (cont.)**

3. **Public Relations Committee:** Ken Kennedy updated in this regard stating that there will be a free “how to write your own story” class available in the near future at the Hacienda. In addition, the Association has requested to be a venue for future activities with the Mariposa County Arts Council. The suggestion was made to organize volunteers to have classes for kids since there are no performing arts programs at the local schools. Ken requested that individuals contact the office if they are interested in this.
4. **Schools Committee:**Carolynn Bartholomew, Chairperson, updated on upcoming activities at the various school districts.
5. **Parks Committee:** Mike Cummings, Chairperson, updated on recent work completed at El Prado Park. Mike extended thank yous to Dwight Mueller, Orb Hatton, Ron Howenstine, Kerry Brown and Lew Richardson for their efforts in the park area. Mike then stated that the El Prado Park improvements have cost \$1,600.00 to date as compared to the \$2,000.00 budget and the construction of the storage area has incurred costs to date of \$1,152.00 versus the \$3,000.00 budget. Mike indicated that over \$4,500.00 in materials has been donated to date. Mike suggested that banners be purchased to put on the fence at the El Prado Park thanking businesses that have made donations and requested approval from the Board to use funds that have been budgeted for park expenditures at this time to purchase the banner. This concept was approved by the entire Board. In closing, Mike indicated that he is looking into moving on to other parks one at a time and again thanked all volunteers for their efforts.

Carolynn Bartholomew moved that the committee reports be approved as presented. Mike Harding seconded, all agreed.

### **MANAGER’S REPORT**

Management reviewed with the Board the correspondence sent out and received since the last Board meeting and summarized this information for the members present. A discussion was held in this regard.

### **NEW BUSINESS**

1. **Legal Services Agreement:** Mike Harding moved that the legal services agreement with Deon R. Stein be approved for an additional one-year period at a cost of \$2,500.00. Carolynn Bartholomew seconded, all agreed.

2. **2007 – 2008 Tax Returns and Financial Review:** Ken Kennedy moved that the firm of Levy, Erlanger and Company be retained to prepare the Association's 2007-2008 tax returns and financial review at a cost not to exceed \$1,420.00. Bob Steele seconded, all agreed.

**NEW BUSINESS (cont.)**

3. **Pool Patio Extension/Picnic Area Expansion:** Vicki Keefe updated in this regard and requested approval of installation of sod and irrigation. Vicki quoted a price from Westurf at \$0.34/ft<sup>2</sup> and the area to be sodded is 70 × 80. The projected total cost is \$3,800.00. Mike Cummings moved that this expenditure be approved with the irrigation labor to be provided by the Association's staff and irrigation parts not to exceed \$200.00. Bob Steele seconded, all agreed.
4. Vicki Keefe updated the Board on a request received from CDF to rent apartment B at a cost of \$1,000.00 per month to include utilities and the use of the facilities. Mike Harding moved that this request be approved as presented. Mike Cummings seconded, all agreed.
5. Ken Kennedy moved that Janet Wilmuth be authorized to use a room at the Hacienda at no charge for her writing class. Carolynn Bartholomew seconded, all agreed.
6. **Pavilion Stage:** Mike Harding updated in this regard and presented the following bids from School Outfitters for replacement of the pavilion stage:

- |                                     |            |
|-------------------------------------|------------|
| a. 3 unit stage/96 ft <sup>2</sup>  | \$2,369.33 |
| b. 4 unit stage/128 ft <sup>2</sup> | \$3,008.06 |

Ken Kennedy moved that the 4-unit stage be purchased at this time. Carolynn Bartholomew seconded, all agreed.

There being no further business, the meeting was adjourned at 11:45 a.m. by Vicki Keefe, Board President. The next meeting will be held on Saturday, April 19, 2008 at 10:00 a.m. at the Hacienda.

Respectfully submitted,

**LAKE DON PEDRO OA**

**Sherri Annoni Lucy, PCAM, CCAM**

**The Management Alternative  
CEO / Association Manager**