

DEL PRADO TOWNHOME ASSOCIATION

c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING **JUNE 16TH, 2010**

The meeting was called to order at 6:30 p.m. In attendance were Dave Beaumont, Lita Starr, Kelly Beckton, Jaye Killian and Edmund Heath. John Tryon represented Condoministration.

OPEN DISCUSSIONS

Suggestions made to install cameras in pool area and to use the day tennis court for other recreational uses. Shingles missing from clubhouse roof. Irrigation leak in front of 1781DP.

APPROVAL OF MINUTES

A motion was made to approve the minutes of the May board meeting as circulated. The motion was seconded and carried.

TREASURER'S REPORT

Lita Starr reviewed the May report. A motion to move a maturing CD at First California Bank to the Chase MMA was seconded and carried. Questions asked about funds spent year to date on tree trimming contract. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Three new residents given package. New form will be made up for Lia which will include space for printed name in addition to signature and phone number.

Landscape

Lia Cooke thought trees are being trimmed too much. Ladybugs have been shipped.

Back yard maintenance

Kelly Beckton is looking for someone to replace her on this committee and some follow up is needed on past requests for improvements.

Architectural

Chuck Raines reported there are only 3 units which have not completed work from January list. Some extensions were granted. Incorrectly mounted satellite dish at XXX needs to be relocated. Next association-wide inspection will be done after the issue of gate painting is resolved.

Maintenance/Janitorial

Steve Buchan was not present. Gert asked about lever handles for the faucets and was advised they will not fit the existing fixtures. Board will discuss next month whether it's necessary to replace all utility door locks.

Pool

Mary Runge said no major problems to report.

Rules

Steve Buchan will be asked to provide a list of homes where he has not been able to post "satellite" stickers.

Clubhouse

Anne Thomas temporarily handling reservations. During elections someone brought a dog into the clubhouse- we have no rule against this.

Neighborhood Watch

Ten 911 calls last month although some were either follow-ups or false alarm activation. Deputy Sean Britt, the new contact, would like to arrange a Neighborhood Watch meeting at some time.

Communications

Nothing to report.

OLD BUSINESS

Gate painting requirements

A new proposal was submitted by a working committee. The board will review this over the next month. Jaye Killian will make some modifications and clarifications and will submit to the board members for review at the next meeting.

Clubhouse roof

We need to do roof repairs or recovering before next rainy season. Two bids were submitted last year and we will get a third and try to get a reduction on the two already received.

Kino drain

We are still getting bids for installing underground drainage out to Brentley. Dave Beaumont discussed the status of this project and advised that contractors were being asked to include in proposal a provision for relocating two clean-outs at the intersections with Coronado/Lido and Coronado/Capistrano which would give us the option of diverting more street runoff into the underground drain. Dave confirmed that the past board approved getting the engineering and bid phase completed but a vote has not been taken on proceeding with the work.

Umbrellas

Options were reviewed and a motion was made to purchase four umbrellas from Just Umbrellas at a cost of \$184 each. The motion was seconded but did not carry and was withdrawn. A new motion was made to purchase less expensive umbrellas and a quantity where the cost does not exceed \$700. The motion was seconded and carried. Color to be cream or brown and Dave and Ed will select and purchase.

Pool furniture

A motion was made to find a charity which will take our old furniture and give it to them. The motion was seconded and carried.

NEW BUSINESS

Curb painting

Some of our red curbs need repainting. Steve Buchan will be instructed to do this.

Signs for meeting

Dave suggested we get better announcement signs than the ones we have. The Board agreed. Dave said he has a couple of sandwich boards which can be used for this. (Note: following the meeting Dave discovered these were already in use and not available.)

Pool deck coating

The non-slip coating on the pool deck is beginning to peel off in spots and several areas are permanently stained. A motion to get bids for this was seconded and carried.

Next Meeting

July 14th, 2010 at 6:30 p.m. in the clubhouse.

Respectfully submitted,

John Tryon
Recording Secretary