

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
JUNE 8TH, 2011

The meeting was called to order at 6:33 p.m. In attendance were Dave Beaumont, Sally Allen and Mike Furlong. Christina Cornelius and Christine McFall were absent. (Christine McFall and Mike Furlong had been appointed to vacancies earlier in the month) John Tryon represented Condoministration.

OPEN DISCUSSIONS

Gert Vanasse complained that parking violations she reported were not being followed up on quickly enough. Dave Beaumont advised that the board could not just accept reports from homeowners when vehicles had been parked over permitted time; they had to confirm it themselves. Request for signs at entrances announcing board meeting date.

APPROVAL OF MINUTES

A motion to approve the minutes of the May annual meeting was seconded and carried.

TREASURER'S REPORT

Dave Beaumont reviewed the May report. Request made to show maturity date of CDs on the financial report. A motion to approve the report as presented was seconded and carried.

COMMITTEE REPORTS

Welcome

Betty Rotenberg was not present to report.

Landscape

Tina Johnson was not present to report. The second phase of oleander planting on Brentley will be done soon. No aphids visible yet on jacarandas so ladybugs not to be ordered yet.

Back yard maintenance

Dave Beaumont reported there are three backyards which look pretty bad.

Pool

Sarah Rockney reported problems with kids skateboarding in the clubhouse area.

Rules

Dave Beaumont confirmed that in order to fine or tow vehicles parking over permitted time the board of directors must be the ones to confirm the violation.

Architectural

Chuck Raines reported a follow-up on the last inspection was done on June 7th. There are 5 homes which have not done the required work after final notices and the board will vote in executive session on fines being issued and having the association do the work at the owner's cost. Owner of XXXXOD authorized to raise height of block wall from 3' to 6'. Gate height must also now be raised. Next full inspection will be done in August. A motion to approve the ACM amendment prohibiting the use of red stain on gates was seconded and carried.

Maintenance/Janitorial

Gert Vanasse reported a slat on the blinds is broken. Steve attempted to fix sunken valve cover on Onda (Quality Paving will come out tomorrow to fix). Still needs to paint the pool equipment shed.

Clubhouse

Used only once last month.

Neighborhood Watch

Eight 911 calls made during the past month.

Communications

Web site has been updated with recent changes to rules and other documents.

OLD BUSINESS

New board member appointments

Dave Beaumont reported that Mike Furlong had been appointed as Vice President and Christine McFall as member at Large. Sally Allen indicated she would be prepared to take over as Treasurer and was appointed to this position.

New pool monitor

Sarah Rockney, a resident on Bandera Drive, has been hired as the new pool monitor.

Irrigation repairs

EZ Landscape submitted a proposal for irrigation repairs. Each clock area has stations where heads should be replaced since they are old and not working well. There are also 5 stations where irrigation is not turning on because of an electrical line problem. Cost of repairing these would be charged at \$35 per hour. EZ Landscape offered to do head replacement for only material costs if the work could be done during the regular work week. A motion to approve the cost of repairing electrical faults to 5 stations was seconded and carried. Head replacement will be considered again after the summer.

NEW BUSINESS

Oleanders on Brentley

Cost to replace oleanders on Brentley is \$150 per section. A motion to replace three this month for \$450 was seconded and carried. The selection of the three areas will be left to Tina Johnson.

Hand dryers in restrooms

Cost for installation of electric hand dryers in the restrooms will be obtained. The cost of the dryers themselves ranges from \$50 to \$250.

Pool drain covers

Viking Pool advised that the drain covers we have in our pools are not the type which were recently recalled by the health department and the manufacturer.

Next Meeting

July 20th, 2011 at 6:30 p.m. in the clubhouse. This is not the usual day.

EXECUTIVE MEETING

Violations

A motion was made to authorize \$100 fines for failure to complete required work on their homes on XXXDP, XXXDP, XXXBC, XXXBD and XXXXOD was seconded and carried. Owners will also be advised that the association will do the work at their cost if not done in 30 days.

Bank signatures

A motion to authorize Dave Beaumont, Michael Furlong, Christina Cornelius, Sally Allen and Christine McFall to sign on all bank accounts and John Tryon to sign on the Citibank operating account was seconded and carried. Two signatures required on all accounts.

Respectfully submitted,

John Tryon
Recording Secretary