

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
NOVEMBER 9TH, 2011

The meeting was called to order at 6:30 p.m. In attendance were Dave Beaumont, Sally Allen, Sabina Raymond and Christina Cornelius. Michael Furlong was absent. John Tryon represented Condoministration.

OPEN DISCUSSIONS

Bette Rotenberg said there is some standing water on the sidewalk behind Viejo in same area as before.

APPROVAL OF MINUTES

The minutes of the October meeting were reviewed. A motion to approve the minutes as circulated was seconded and carried.

TREASURER'S REPORT

Sally Allen reviewed the October report. A motion to approve the report as presented was seconded and carried.

COMMITTEE REPORTS

Welcome

Bette Rotenberg submitted information on several new residents.

Landscape

Tree trimmer will remove selected privacy barrier trees in December. Lia Cooke advised that one of the trees approved for replacement last month was a bit more expensive at \$175.

Rules

Dave Beaumont advised a commercial vehicle parked overnight on Onda will be ticketed. He reported that some owners had been ticketed on Brentley for illegal parking while the streets were being slurried.

Back yard maintenance

No real problems to report.

Pool/Janitorial

Sarah Rockney reported no major problems. Pool heater was turned off a week early due to high winds and low temps. No issues with janitorial.

Architectural

Chuck Raines reported the railing at 1816OD has been completed and approved by the committee. A roofer advised him that the vari-colored roof shingles have a tendency to come loose in high winds and it's cheaper and easier to re-nail them when they are loose than to replace them after they fall off. There are some clubhouse shingles which need attention. Follow up inspection on prior notices will be done end of November. A motion was made to approve a fine charged to any owners who have not completed the work after having received final notices last month.

Maintenance

Steve suggested we put common area lights on photo cells since they are on dusk to dawn. This will prevent issues with timers. Steve requested we combine small jobs next year to avoid paying an hour for 15 minutes work.

Clubhouse

Kate Garcia advised clubhouse has been used 5 times in past 30 days and will be used often during holiday season. Carpet will be cleaned 11/16.

Neighborhood Watch

Seven 911 calls made during the past month.

Communications

Nothing to report.

OLD BUSINESS

Clubhouse furniture

Mike Furlong was not present to report.

Railing request 1816OD

The architectural committee had approved the completed installation. A motion was made for the board to approve the installation and it was seconded and carried.

Lawn dethatch and aeration

EZ Landscape will be asked if their bid would be reduced if the work was done in the spring so that no rye seeding would be necessary.

Clubhouse cleaning

Sally Allen will speak to her cleaning lady about doing clubhouse. (Note: Following the meeting Sarah Rockney indicated she would be interested in adding this to her duties. The Board subsequently made an offer of an additional \$175 p.m. Sarah accepted this and she will start December 1st.)

Street repair status

Quality Paving has completed all the work. Two sections had to be redone because owners drove on it before fully dry.

NEW BUSINESS

Employee evaluations

Evaluations were completed on Sarah Rockney and Steve Buchan prior to the board meeting. All comments were good or excellent.

Next Meeting

January 11th, 2011 at 6:30 p.m. in the clubhouse.

Respectfully submitted,

John Tryon
Recording Secretary