

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
FEBRUARY 8TH, 2012

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

OPEN DISCUSSIONS

Sprinklers are hitting side of XXX. Lia Cooke will advise the landscapers. Gates on walkways at Escondido and Coronado are binding. Tennis nets may need replacement and this will be discussed next month. Heater door on clubhouse needs repair and cobwebs under eaves removed. Several commercial vehicles appear to be parking overnight. Request made for a playground. Suggestion that perennials be planted at entrances rather than replanting annuals twice a year.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Sally Allen reviewed the January report. CD at Santa Barbara Savings had \$35000 rolled over and \$15000 transferred to Chase MMA. A motion to approve the report as presented was seconded and carried.

COMMITTEE REPORTS

Welcome

Bette Rotenberg submitted list of new residents that were given rules and regs.

Landscape

Lia Cooke reported the landscaper said the dethatching has revealed many old sprinkler heads need replacement. She will ask him to submit a written report. Dethatching is coming along well.

Rules

A recent problem has been vehicles parked with wheels on the grass. Violation notices will be sent to offenders and the board will discuss the penalty (up to \$100 plus repair costs) at the next meeting.

Back yard maintenance

No real problems to report but residents need to be aware rains will cause lots of weeds.

Pool/Janitorial

Sarah Rockney reported no major problems since timer was reset on the new spa heater. Heater vent on equipment shed roof blew off in wind.

Clubhouse

Kate Garcia was not present. Dave reported the clubhouse has been used four times in the past month. Recommendation made that folded tables should not be placed against the heater. Valance over one window is coming off.

Architectural

Chuck Raines said the committee will delay the next full inspection for a month which will help to move the follow up action on the next inspection out of the holiday season. Newsletter to remind residents they must make contact with the committee prior to starting any work, particularly new block walls, to avoid expensive problems if not done correctly. Chuck will provide a list of the homes where owners have not completed required work and the association will have to do at their cost. XXX has been given 90 days to construct wall in back to replace fence which collapsed.

Maintenance

Steve Buchan reported steel sidewalk drain on Escondido has been replaced. New small and large light globes needed. Steve was given the list of repair items which came up during the course of the meeting.

Neighborhood Watch

Six 911 calls made during the past month.

OLD BUSINESS

Clubhouse furniture

Mike Furlong is still looking at new furniture. It was decided that chairs need wheels to prevent damage to carpet.

Lawn dethatch and aeration

The work is well underway but is taking far longer than expected because of the amount of thatch being removed. Dethatching itself is complete but the aeration still needs to be done.

Lighting photo cells

These have now been installed. The one on Baja Court appears to be staying on longer than necessary in the morning so the electrician will be asked if the setting is adjustable.

NEW BUSINESS

Annual meeting arrangements

Dave, Sally and Sabina are completing their terms. Nomination forms will be sent out with the next mailing. The annual meeting will be held at the end of May.

Next Meeting

March 14th, 2012 at 6:30 p.m. in the clubhouse.