

**DEL PRADO TOWNHOME ASSOCIATION**  
**c/o Condoministration Unlimited**  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**JANUARY 11<sup>TH</sup>, 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**

Complaint made about janitorial in the clubhouse. A white Ford truck parked on Viejo is not being moved. Valve cover in green belt on Onda is broken.

**APPROVAL OF MINUTES**

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

**TREASURER'S REPORT**

Sally Allen reviewed the December report. CD due to rollover February 2<sup>nd</sup> at Santa Barbara Savings. \$35,000 will be rolled over for a year and \$15,000 transferred to Chase MMA. A motion to approve the report as presented was seconded and carried.

**COMMITTEE REPORTS**

**Landscape**

Lia Cooke advised that 9 of the privacy screen trees were removed as scheduled. Rose garden by Escondido Court is not being tended properly. Dave Beaumont will check into this.

**Pool/Janitorial**

Sarah Rockney reported no major problems except spa heater has been cutting out. New clock needed which can be attached to wall. Sarah has taken over responsibility for clubhouse janitorial. She will treat ants noted by baseboard.

**Clubhouse**

Kate Garcia was not present.

**Architectural**

Lia Cooke reported for Chuck Raines. A list of addresses where cable company had not properly installed cable boxes had been supplied to Dave Beaumont and he will have them correct this. Fire damaged unit at XXX is being repaired and dumpster has been placed in driveway. Block wall at XXX was built too high and top row has been removed to correct this. Committee will do follow up inspection on 1/15 for those homes which received final notices for work not completed.

## **Maintenance**

Dave Beaumont said he has contacted Verizon regarding the units where a box was not used where the cable enters the house. Steve Buchan has painted those boxes where boxes have been used for some new installations. He will remove the last section of drain pipe on the Viejo wall and replace the broken valve cover in the Onda green belt.

## **Neighborhood Watch**

Two 911 calls made during the past month.

## **OLD BUSINESS**

### **Clubhouse furniture**

Mike Furlong has been doing some research. We can expect to pay \$100 per chair from auction houses. He is still researching.

### **Lawn dethatch and aeration**

The board discussed the proposal from EZ Landscape to do this work for \$9800. The savings for not spreading rye seed would only be \$150. To split the job up into two stages would add approximately \$500. A motion to approve the original proposal was seconded and carried. We can expect to pay for some sprinkler heads which will need replacement. (Note: following the meeting EZ Landscape said they will be responsible for any sprinkler damage). EZ Landscape expected the job to take around five days.

### **Clubhouse cleaning**

During the course of the past month the Board offered Sarah Rockney this position for an additional \$175 to her current pay. Sarah accepted and began work December 1<sup>st</sup>. She will keep the clubhouse tidy on a weekly basis and do three deep cleans per year.

## **NEW BUSINESS**

### **Light timers**

Creico Electric estimated between \$350 and \$500 to install photo cells instead of the light timers on the common area lights. A motion to approve was seconded and carried.

### **Tree trim contract**

The current contract with California Landcare expires at the end of February. They agreed to renew the contract at the same price of \$1600 p.m. if it was extended for a two year term. A motion to approve the renewal was seconded and carried.

### **Next Meeting**

February 8<sup>th</sup>, 2012 at 6:30 p.m. in the clubhouse.