

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
OCTOBER 10TH, 2012

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

OPEN DISCUSSIONS

Comment that some lawn areas appeared to be overwatered. Gardener has cut back on irrigation.

APPROVAL OF MINUTES

A motion to approve the September minutes as circulated was seconded and carried.

TREASURER'S REPORT

Sophia Dransart reviewed the September report. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Bette Rotenberg was not present.

Landscape

Lia Cooke reported two irrigation valves were repaired last week and a broken irrigation line behind the pool was repaired. The planting behind the pool which was approved last month has been completed. Gardener will be asked to look at several dry spots in the green belt area between Viejo and Capistrano.

Rules

See New Business regarding a change in clubhouse hours.

Back yard maintenance

Dave reported that four owners were advised verbally their back yards needed some improvement.

Pool/Janitorial

Sarah Rockney reported no major problems. A motion to turn the heat off on November 1st was seconded and carried.

Clubhouse

Used 3 times in the past month. Lia Cooke advised the Christmas tree will be put up by December 4th although a new tree is needed. Kate Garcia advised carpet will be cleaned on November 15th. Pot luck for board and committee members tentatively set for December 15th.

Architectural

Chuck Raines reported November 1st will be the next follow up inspection. XXX has agreed to refinish their gates. XXX has not fixed gate latch. Steve Buchan will be asked to do a temporary repair so gate will stay closed. Chuck advised that Verizon has fallen behind in correcting some of their installations and Dave is working with them on this. Chuck advised there are eight Verizon boxes which Steve still needs to paint.

Maintenance/Janitorial

Steve Buchan was not present. Sarah said she will do a major cleaning of the clubhouse after the carpet has been cleaned on November 15th. Steve will be asked to put out ant bait stations in the clubhouse by the back door.

Neighborhood Watch

Four 911 calls made during the past month. Owners will be reminded to keep their cars locked since there had been two robberies from unlocked cars.

OLD BUSINESS

New mailboxes

Dave submitted a sample of a proposed mailbox stand and mount. The platform is welded and the welder quoted \$30 per box. Cost of the boxes themselves is around \$15. Cost of the posts is around \$6 per stand. We will get bids on making up the platforms and installation prior to the next meeting. Although installation may be done in stages it was agreed that all the mailboxes themselves should be purchased at the same time so they all match.

NEW BUSINESS

Clubhouse hours

The board discussed suggestion that use of the clubhouse be closed at 10 p.m. due to noise complaints from nearby residents. A motion to approve the change was seconded and carried with Sophia dissenting.

Sign post repairs

Steve Buchan has been working on straightening some of the sign posts which are leaning. Those which may require new concrete support will be done at the same time as the mailboxes.

2013 budget

The board reviewed a draft of the budget for next year. This will be finalized at next month's meeting.

Next Meeting

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

Respectfully submitted

John Tryon
Recording Secretary