

De1 Prado HOA Meeting Minute for September 12, 2012

Meeting was called to order at 6:37 p.m. Dave Beaumont, Michael Furlong, Christina Cornelius, Sabina Raymond, and Sophia Dransart were present. John Tryon was not present.

OPEN DISCUSSIONS

There were no comments/discussions.

APPROVAL OF MINUTES

Motion to approve the August minutes was seconded and approved.

TREASURER'S REPORT

Sophia Dransart reviewed the August report. A motion to approve was seconded and approved.

COMMITTEE REPORTS

WELCOME – Betty Rotenberg was not present.

LANDSCAPE

687 Onda Drive; stucco was stained by HOA sprinklers. Asked landscapers to cut back bushes. Need John Tryon to have Steve paint the wall.

Planters behind pool have dead plants from not getting enough water. Proposal for 15 New Zealand flax plants and new drip system. Plants 15/\$20 each. Lia said the total of \$300 included the drip system. Need to confirm. Board will look at area and let her know within the week whether to go forward.

Also proposed \$2000 to take out ivy on Onda Drive. This was not approved.

Proposal for 2 new agapanthas in front of 661 Onda, totaling \$12. This was approved by the board.

Mike Furlong brought up white fly infestation.

Lia told the board that in November the landscapers will clean up the edging on the grass.

BACKYARDS

No inspection done. Will be completed in the next two weeks.

ARCHITECTURAL

Completed general inspection. Gave copies to board of addresses of 39 homes that had letters sent to them regarding 66 discrepancies. Next inspection will be done in 60 days to see if work has been done.

Mailboxes are unacceptable. 80% look awful. would like to see a project where all are replaced with metal stands. Patching up is not working.

2/3 of signs on property are leaning and need to be straightened out. Most are in concrete and have been hit by cars. Steve has a bad back. So we might have to hire someone else to do the work.

All discrepancies from February have finally been completed.

Two gates at XXX Court will be fixed by the HOA.

RULES

Dave wants to change the clubhouse hours in the rules to match the pool/bathroom hours, which has a closing time of 10 pm.

POOL/JANITORIAL

Umbrella at back gate is broken, and Steve will take out.

Sarah has been finding ants around clubhouse and in the men's restroom. Mike Furlong suggested getting Taro bait to kill the ant colony. Sarah will show Steve the areas and he will get the bait and any traps and put them where needed.

Sarah had to buy paper towels. She will give the receipt to John.

MAINTENANCE

Blinds in the clubhouse need to be repaired on smaller windows.

Steve will make a list of all signs that are leaning and will fix what he can. whatever signs he cannot fix, he will give the list to John.

687 Onda, Steve will paint the stucco wall

NEIGHBORHOOD WATCH

Did not print the call list.

COMMUNICATIONS

website was down for awhile because GoDaddy was hacked. website is now back up.

OLD BUSINESS

Clubhouse carpet will be cleaned end of October.

Mailboxes have been put on hold until we get information on prices of doing the stands in metal.

BACKFLOW SECURITY – 7 to 10 calls about someone turning off the backflow. Board agreed to put a chain on again and give keys to all board members.

NEW BUSINESS

Street repairs – Streets are in decent shape and believe they can go another year without any work being done to them.

Red curbs – Last time curbs were painted was Oct 2010. Do not need to be pressure washed this time. Board approved a motion for Steve to start painting the curbs.

Budget for 2013 – waiting for John to send out package.

NEXT BOARD MEETING: October 10th

EXECUTIVE SESSION

XXX: two violations of vehicle extending into street. Email from owner read to board. Board agreed to fine the owner for just one of the violations

XXX: loose dog and defecating on lawn while owner watched. Letter from renters was read to board. Fine is waived since tenants have already moved out, and it was a first violation.

XXX – Sprinkler was turned off where damage had been done to siding. Rock at side of driveway will be buried 4 inches.