

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

Complaint made that residents, including some board members, are not picking up after their pets. Gert Vanasse requested another special meeting with the board to discuss some issues.

APPROVAL OF MINUTES

A motion to approve the July minutes as circulated was seconded and carried. The board had also received minutes of a special meeting with Gert Vanasse regarding personal issues.

TREASURER'S REPORT

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

COMMITTEE REPORTS

Welcome

Bette Rotenberg was requested to discuss some of our most important rules and regulations when she contacts new residents. .

Landscape

Lia Cooke provided estimate of \$400 to remove the small section of ivy next to 612 Onda. A majority of the board members were not in favor of removing this because the size of the area would make any new planting too expensive. A meeting with the landscaper will be arranged to sort out how to deal with new planting at the entrances.

Rules

Nothing to report.

Back yard maintenance

Dave reported that six notices were sent out and so far five of the members have cleaned up their back yards and one is in the process.

Pool/Janitorial

Sarah Rockney reported it's been very busy but no major problems to report. Sarah is still looking for a new vacuum.

Clubhouse

Used 3 times in the past month. Some stains are showing on the rug and this will be cleaned around October.

Architectural

Chuck Raines reported almost all the old violations have been taken care of. A follow up inspection will be done later on this month. Two inquiries regarding solar panels were made this month. A policy regarding these had been drafted by the committee and will be reviewed later in the agenda. Owner of 366LC has not maintained redwood gate as requested. Owner will be advised this must be taken care of or the association will have the work done.

Maintenance

Steve Buchan said he has been trying to paint the roof vents on 1893OD but owner will not answer phone calls to advise her of this. New towing signs will be placed at the entrances.

Neighborhood Watch

Six 911 calls made during the past month. Someone on a "cruiser" bike was seen riding around looking at cars in driveways. He is a young white male with tattoos.

OLD BUSINESS

Entrance planting

A meeting will be held with Eric Zook of EZ Landscape to discuss how to replant the entrances.

New pool umbrellas

Sarah Rockney had some information on umbrellas from Costco. After discussion the board decided to table replacing the umbrellas until early next year.

Solar panels

The board reviewed a policy dealing with any applications to install solar panels on the units. A motion to approve was seconded and carried. This will be distributed to the membership and will take effect 30 days later.

Chlorinator installation

The new spa chlorinator has been installed.

NEW BUSINESS

Clubhouse roof overhang

The contractor who repaired the soffit below the mansard roof on the clubhouse last year recommended that the rest of the overhang have long screws installed to help support it. There are signs that this is gradually pulling away over the years. The board agreed that we should have Steve Buchan do this work.

Next Meeting

September 12th, 2012 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary

EXECUTIVE SESSION

Violations

475EC vehicle extending into street. Tenant came to meeting. Warning issued.

590BD vehicle extending into street. Owner sent letter stating this violation would not be repeated. However, a white car was recently seen in the driveway and extending into the street. A warning was issued with the note a fine will be automatically issued if this occurs again.

1772DP dog loose and messing in common areas. \$50 fine issued.

638BD dog loose and messing in common area. Member came to meeting and said this would not happen again. Warning issued.

Gert Vanasse

The board also discussed Gert Vanasse's request for another special meeting to discuss her dispute with the board. She said there were some additional issues she forgot to bring up in a recent special meeting. The board agreed that she had had enough time to cover all the points at that meeting and nothing further would be accomplished at another meeting.