

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
NOVEMBER 13TH, 2013

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

OPEN DISCUSSION

XXX again disputed being charged for replacing plants in front of his water heater door since they would have grown back, although the garner said they would not. XXX also reported that mail was stolen from his box. XXX said the Escondido walkway gate is sticking because roots are lifting the concrete.

APPROVAL OF MINUTES

A motion to approve the minutes of the October meeting was seconded and carried.

TREASURER'S REPORT

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

COMMITTEE REPORTS

Landscape

Dave Beaumont advised there are a number of locations where plants are blocking water heater doors and these will be addressed by the gardener.

Back yard maintenance

Dave Beaumont submitted three letters which will be set to owners regarding appearance of back yards; two of these are repeats.

Pool/Janitorial

Sarah Rockney advised all the furniture had been thrown into the pool but no major issues apart from that. She will do a "major" cleaning of the clubhouse during the coming week.

Clubhouse

Cheri Blaker was not present but the carpet still looks good after last cleaning.

Architectural

Mike Furlong said the committee has almost completed the report from the last inspection and then letters will be sent out. There are approx. five Verizon boxes which need to be properly installed by Verizon.

Maintenance

Jeremy Morris will not be available for a couple of months and possibly not after that. The association will be interviewing possible replacements. Sarah advised a portion of the baseboard in the women's restroom is coming away.

Neighborhood Watch

Dave is working on setting up a neighborhood watch meeting with the police dept. There were five 911 calls in the past month.

OLD BUSINESS

Committee vacancies

We are still on the lookout for architectural and landscape committee chairpersons.

Water valve repairs

Turf Construction replaced both of the water valves in the street and the asphalt repairs are now complete as well.

Pole light replacement

We have purchased ten new light poles and will begin process of replacing bad ones using the new handyman.

NEW BUSINESS

Handyman

We are going to be interviewing applicants for this position after the meeting.

Street drainage

Dave Beaumont met with a representative from the city regarding the condition of the concrete apron at the entrance on Del Prado. This is city property and there are some spots where movement has created trip hazards and water traps. They agreed to replace this during December or January and will install wheelchair ramps at the same time.

Fence panels on Brentley

Two of the wrought iron panels on Brentley are badly damaged by roots and tree branches. Pederson Fence submitted a proposal for \$1208 to replace them. A motion to approve this was seconded and carried. At the same time they will repair the Escondido walkway gate for a small additional charge.

Next Meeting

January 8th, 2014 at 6:30 p.m. in the clubhouse.

NEWSLETTER

Annual Family Del Prado Holiday Party

All residents are invited on December 20th, 6 to 9pm at the clubhouse. Bring your favorite appetizer or dessert and your own drink. Coffee and table settings provided. Come and meet your neighbors. Call Lia at 484-3229.

Neighborhood Watch

A couple of reminders that we should all remember during the holiday season. We've had some thefts from cars parked on the driveway and it appears our neighborhood was targeted. Most of these involved residents who left their cars unlocked and with valuables visible on the inside. During Christmas it's not unusual to see presents and packages on the seats in the car. This is just asking for trouble. Be aware this season and take special precautions.

