

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
OCTOBER 16TH, 2013

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

OPEN DISCUSSION

Lia Cooke was thanked for cleaning clubhouse furniture. Dave Beaumont clarified that two trees recently removed on Monte Vista were diseased and usually those are the only trees the association would consider removing. Question was asked if jacaranda trees can be injected to stop flowers. Gardener will be asked. XXX disputed being charged for plants damaged when his new water heater was installed.

APPROVAL OF MINUTES

Correction was made to September minutes: under Water valve repairs, the sentence stating this matter to be put on hold till "after the winter" was corrected to "after the final bid is received." A motion to approve the September minutes as corrected was seconded and carried.

TREASURER'S REPORT

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

COMMITTEE REPORTS

Welcome

No report.

Landscape

Hedge at XXXBC needs to be replaced with a privet hedge at a cost of \$120. A motion to approve was seconded and carried. A list of some minor landscape issues noted during a walkthrough has been relayed to the gardener.

Back yard maintenance

Dave Beaumont submitted three letters to be sent to owners requesting improvements to back yards.

Pool/Janitorial

Sarah Rockney was not present but had submitted a report. No major issues.

Clubhouse

Cheri Blaker advised clubhouse used once in the past month. Carpet and furniture has been cleaned.

Architectural

The committee has completed their general inspection and will be meeting to combine results and draft letters within the next two weeks.

Rules

Nothing to report.

Maintenance

Jeremy Morris reported the light pole behind Bandera has been replaced. New neighborhood watch and no smoking signs have been put up.

Neighborhood Watch

Twelve 911 calls made during the past month.

OLD BUSINESS

Day tennis court repairs

Tim from Clear Blue Pool has been working on crack filling in the day tennis court. Not yet complete.

Committee vacancies

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

Water valve repairs

Final bids were submitted from Turf Construction and Unlimited Engineering for replacing the two defective water valves and raising the lids on two other valve covers. A motion to approve the bid from Turf Construction for \$9472 was seconded and carried. Work will be done on October 21 and 22.

Clubhouse flooring and furniture

Clubhouse carpet has been cleaned and looks really good. Cherie will keep a close watch for stains when the clubhouse is used in future. Lia Cooke cleaned the wood on the furniture and the upholstery has now been cleaned as well.

NEW BUSINESS

Bench for green belt area

There was some discussion about this. Concerns were expressed about people using this to smoke on and transients sleeping on it. Further discussion was tabled until the January meeting.

Pool heater

It was decided to turn the pool heater off on November 4th.

Pole lights

The board discussed replacing ten common area pole lights which have deteriorated. We are looking into different options of posts and bases with the intention of the handyman being able to replace them. A motion to approve the purchase of ten poles was seconded and carried.

2014 budget

A draft of the 2014 budget was reviewed. Some of our costs have increased during the course of the year, including landscape contract and water usage. A motion to raise the dues to \$150 for 2014 was seconded and carried.

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Next Meeting

November 13th, 2013 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary