

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
FEBRUARY 8TH, 2014

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

OPEN DISCUSSION

Complaints made about activities in XXX which had resulted in a police raid. Copies of neighborhood crime reports will be sent to trustee of estate to emphasize the problem.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

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

COMMITTEE REPORTS

Welcome

Dave Beaumont has received new supply of welcome packages which he will deliver to new residents.

Landscape

Dave requested approval for shrubs alongside XXX at a cost of \$150. A motion to approve was seconded and carried.

Back yard maintenance

Dave reported there are three backyards where he's working with owners to improve the appearance.

Pool/Janitorial

Sarah Rockney said no major problems to report. A motion to turn the pool heater on March 1st was seconded and carried.

Clubhouse

Cheri Blaker said clubhouse used once last month. She was requested to make up a stain map of the clubhouse carpet so new ones can be noted.

Architectural

Mike Furlong advised he has been working with a number of owners asking for guidance on repairs or requesting extensions to complete requested work.

Rules

Complaint made about a car being parked by a visitor who is ride sharing with a resident. The board agreed this should be permitted. There is a red car parked on Coronado which may belong to an ex-resident.

Maintenance

Frank Maciel is working out well. His hours are over budget because of all the additional work on lights and painting. John Tryon will send an e-mail to the board suggesting budget allocation changes to cover this.

Neighborhood Watch

Dave stressed the importance of all residents reporting suspicious characters since there is not a dedicated group of people responsible for doing this.

OLD BUSINESS

Committee vacancies

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

Pole light replacement

All of the pole lights in poor condition have now been replaced by Frank Maciel. He will now begin scraping and painting those that need it.

Fence panels on Brentley

Pedersen Fence has now completed installation of the seven panels approved last month.

Handyman

Frank Maciel will continue as our handyman. He was advised he needs to reduce his hours to stay more within our budget and at this time is working around four hours per day. He will begin work on the fence panels which require sanding and painting.

NEW BUSINESS

Nominations

Dave Beaumont, Sophia Dransart and Sabina Raymond are completing their terms. All three accepted nomination for another term. Nomination forms will be sent in the next mailing.

Annul meeting

Our annual meeting and elections will be held in May. The board members will consider any items which they think should be addressed or voted on by the members who attend.

Solar panel guidelines

The board has been working on establishing a standard for owners who wish to install solar panels. A specific request had been made by owner of XXX. The owner and installer submitted a signed release of liability form for the association. A motion to approve the installation in accordance with the association's specifications was seconded and carried.

Next Meeting

March 12th, 2014 at 6:30 p.m. in the clubhouse.

