

**DEL PRADO TOWNHOME ASSOCIATION**  
**c/o Condoministration Unlimited**  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**JANUARY 8<sup>TH</sup>, 2014**

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

**OPEN DISCUSSION**

None.

**APPROVAL OF MINUTES**

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

**TREASURER'S REPORT**

Dave Beaumont reviewed the December report. A motion to approve it was seconded and carried.

**COMMITTEE REPORTS**

**Welcome**

Bette Rotenberg will be retiring from this committee and we will be looking for a replacement.

**Landscape**

Dave Beaumont reported EZ Landscape submitted an estimate of \$1500 to repair/upgrade sprinklers where necessary in all three phases. This is for materials only since labor is included in contract. A motion to approve was seconded and carried. Recommendations to plant three trees on Viejo and 16 agapanthus alongside XXX for total cost of \$320 was seconded and carried. EZ also quoted \$150 each to remove the oleanders and replace with Heavenly Bamboo at each of the fence panels located on Brentley.

**Back yard maintenance**

Dave Beaumont reported no action required at this time..

**Pool/Janitorial**

Sarah Rockney advised nothing to report on the pool. The vacuum cleaner will be replaced

**Clubhouse**

Clubhouse was used four times in November and three times in December. A couple of older spots on the carpet are reappearing and the carpet cleaner will be asked if these can be retreated.

**Architectural**

Mike Furlong reported that a number of owners have called for clarification after receiving notices and are in the process of complying. The committee and the board are in the process of reviewing guidelines for those wishing to install solar panels on the roof.

**Rules**

Nothing to report.

### **Maintenance**

Light runs will now be done weekly instead of bi-weekly. The globes on all the pole lights have been cleaned and dusted.

### **Neighborhood Watch**

There were four 911 calls during November.

### **OLD BUSINESS**

#### **Committee vacancies**

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

#### **Benches in common area**

This subject was tabled until June.

#### **Pole light replacement**

Three of these have been replaced so far. We have ten total which need to be replaced at this time.

#### **Street drainage**

Dave advised that the city will be adding this to their budget process which means it will be six to eighteen months before the entrance area on Del Prado drive will be replaced.

### **NEW BUSINESS**

#### **Handyman**

During December the board hired a new handyman, Frank Maciel, on a 90 day trial basis.

#### **Speed bump request**

A request was made to install the plastic speed bumps in storage at the corner of Del Prado and Escondido following a near miss between a resident and a CAT bus. The board discussed this. They are reluctant to use these speed bumps since they have to be secured by driving stakes into the asphalt and they are very uncomfortable to drive over. A motion was passed to review this request for 60 days during which time we will establish costs involved and whether speed bumps are actually necessary here.

#### **Fence panels on Brentley**

Two of these have already been replaced. Pedersen Fence submitted a proposal at a reduced price of \$500 each if six panels were replaced at the same time. We have a total of 14 which need to be replaced. A motion to replace 7 panels now at a cost of \$500 each was seconded and carried.

#### **Next Meeting**

February 12<sup>th</sup>, 2014 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon  
Recording Secretary

## **EXECUTIVE SESSION**

### **Violations**

XXX burning items in patio area. \$100 fine  
XXX driving over grass onto driveway. \$100 fine  
XXX driving over grass onto driveway. \$100 fine.

### **Request for solar panels**

The board discussed a homeowner's request to install solar panels on a flat roof. The board discussed different options to keep these as inconspicuous as possible and to establish a procedure for approval and installation for this and subsequent requests. The procedure adopted follows the one established for the installation of railings next to driveways. Regarding the current application, Mike will call the owner to request a copy of the building permit issued by the City, as a first step.