

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
MARCH 12TH, 2014

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

OPEN DISCUSSION

Complaint that the pool temperature too cold. Lia Cooke suggested we number all light poles to make it easier to identify them when bulb is out. White paint has been spilt on sidewalk by XXX. Police were called again to XXX. Dave said attorney for the trustee advised the tenants are being evicted and he expects to have the home on the market within 60 days.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

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

COMMITTEE REPORTS

Welcome

Dave Beaumont distributed one package to a new resident.

Landscape

Dave reported the gardener has completed the sprinkler upgrades/repairs previously approved for \$1234; \$1500 had been authorized. Irrigation clocks are currently set at 10 minutes, three times per week. Resident of XXX has moved the rock which was placed to stop vehicles driving over grass. A fine will be processed.

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. Sophia is obtaining costs for restrapping pool furniture. We need two more white chairs. Frank Maciel has been requested to clean pool deck since the ducks are back.

Clubhouse

Sarah advised there is one table which needs repair to surface. Another sweeper needed for carpet.

Architectural

Mike Furlong was not present to report.

Rules

Dave reported an incident where a resident had 20 people in the pool. Violation to be issued.

Maintenance

Frank Maciel has completed painting all the light poles and putting in ten replacements. He is now working on sanding and painting the pool and Brentley fence panels.

Neighborhood Watch

There were eleven 911 calls last month. Six were for XXX.

OLD BUSINESS

Committee vacancies

We are still on the lookout for welcome, neighborhood watch and landscape committee chairpersons and members.

Solar panel guidelines

The board approved a guideline to be used in future for applications for solar panels on the roof.

Handyman

The board will discuss in executive session the budget allocation for the handyman. He will be starting sanding and painting the fence panels on Brentley.

NEW BUSINESS

Pool monitor/Janitorial/Security

Sarah had advised that she no longer wanted to do the evening lock up of the pool area. Two bids were obtained for security service which included locking the pool area in the evenings and two patrols. Both were for \$600 per month. A motion to accept the proposal from Draganchuk Security was seconded and carried. They will start immediately.

Fence panels on Brentley

We have replaced ten panels. Pedersen Fence submitted a bid for another seven at the same cost of \$500 each. This will be tabled until the April meeting.

Next Meeting

April 9th, 2014 at 6:30 p.m. in the clubhouse.