

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

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

OPEN DISCUSSION

Owner XXX of, who was required to reduce height of his wall to 6', said there are others like his. He was asked to submit written details. XXX read a letter addressing employee costs. XXX reported light #3 is out and had pictures of Brentley wall repairs. Dave advised that a tree removed on Capistrano will be replaced in the rainy season.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Lita reviewed the October report and advised that \$6000 was transferred from reserves to operating towards the water line repair next to the irrigation backflow.. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Barbara Mabry has been provided additional sets of documents to deliver to new residents.

Landscape

New planting will be postponed until drought conditions improve.

Back yard maintenance

Four homes have been cited for untidy back yards. Resident of XXX has not cleaned up back yard yet as promised.

Architectural

Chuck Raines reported new wall at XXX has been completed. Installation of an HVAC unit at XXX was approved. Owner of XXX has replaced sidewalk and wall extension as required. Owner of XXX advised that he will be replacing his entire roof instead of doing repairs- scheduled for December 1st. HVAC unit on roof of XXX has not been painted as required. The committee had submitted final wording for the new policy on fences being replaced by block walls by December 31st, 2017 and this was circulated to all owners.

Pool/Janitorial

Pool heat was turned off on November 3rd.

Clubhouse

Cheri Blaker said used four times in October.

Rules

Problem with some residents not observing speed limit.

Neighborhood Watch

No report.

Communications

Nothing to report.

OLD BUSINESS**Clubhouse blinds**

A decision has not yet been made yet on replacing our blinds.

Fence and gate policy

A clarification in the ACM Fence and Gate policy was reviewed and a motion to approve the change was seconded and carried.

Revisions to pool rules

A proposed change to the rules permitting guardians or relatives to supervise under age residents was tabled until the January meeting. A suggestion was made to require diapers on children to be "swim" diapers to prevent accidents.

NEW BUSINESS**Awnings and tents**

Discussion regarding the type of awnings and tents permitted in patios was tabled until the January meeting.

2015 budget

The board reviewed the draft budget for 2015. Since changes in the budget will involve personnel matters, further discussion and approval will be taken up in the executive session. (*Note: During the executive session a motion to retain the dues at \$150 p.m. was approbed*)

Next Meeting

January 14th, 2015 at 6:30 p.m. in the clubhouse.