

**DEL PRADO TOWNHOME ASSOCIATION**  
c/o Condoministration Unlimited  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**FEBRUARY 11<sup>TH</sup>, 2015**

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

**OPEN DISCUSSION**

Observation made by an owner that too many hours are allocated to handyman for the amount of work needed. New landscape crew frequently failing to remove all cuttings and debris. XXX asked who had determined a new speed bump should be located near Del Prado Drive entrance rather than Del Prado/Escondido intersection. She threatened to sue certain individuals if her car was hit by traffic. She submitted information on artificial turf to replace lawns. Complaint that men's bathroom was dirty.

**APPROVAL OF MINUTES**

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

**TREASURER'S REPORT**

Lita reviewed the January report and noted an expenditure of \$33K for street repairs. The Union Bank CD which just matured was reinvested for a year and the CD coming due next month will be reinvested for 6 months. A motion to approve the report was seconded and carried.

**COMMITTEE REPORTS**

**Welcome**

Barbara Mabry is no longer able to handle this and a new chairperson is needed.

**Landscape**

California Landcare to be reminded about stump which needs to be ground out from tree recently removed. EZ Landscape crew have failed to clean up cuttings in some areas on several occasions although owner has been reminded about this. Dave will speak with him again. Noted that irrigation is on three days per week.

**Back yard maintenance**

Two letters have been sent.

**Architectural**

Lia Cooke advised 37 notices have been sent. Follow up inspection scheduled for 3/25. A number of substandard FIOS installations were noted and Dave will contact Verizon to correct them

**Pool/Janitorial**

Pool heater to be turned on March 9<sup>th</sup>.

**Clubhouse**

Nothing to report.

**Rules**

Complaints made about speeding. A new 15 mph sign needed for Monte Vista entrance.

### **Neighborhood Watch**

Four 911 calls in the past month. Several cars had items stolen from them but they had been left unlocked. A resident called the police asking for increased patrols in Del Prado.

### **Communications**

Nothing to report.

### **OLD BUSINESS**

#### **Clubhouse blinds**

Two bids were received. Another bid will be received next week.

#### **Street repairs and speed bump**

Quality Paving completed the resurfacing on Monte Vista. In addition, the board approved installing a speed bump on Del Prado to replace the one removed years ago due to drainage issues. Installation of the Kino drain solved that problem.

It was also noticed that a section of asphalt on the Del Prado entrance side has deteriorated badly and should be repaired sooner than expected to prevent base erosion. This area is not scheduled for resurfacing for several years. Quality Paving submitted a bid of \$9120. A motion to approve and have this work done soon was seconded and carried.

#### **Revisions to pool rules**

Discussion tabled until the whole board is present.

#### **Awnings and tents**

Discussion tabled until the whole board is present.

### **NEW BUSINESS**

#### **New landscape chairman**

Brian Kelly has moved so a new Chairperson is needed. Lia Cooke agreed to take over again on a trial basis but advised she will not have time to do long walkthroughs with the gardener. Any new and replacement planting will be carried out in March/April.

#### **Employee changes**

Payroll costs have been exceeding the budget and the board determined changes would have to be made in the number of hours for the handyman. Also, the pool monitor and janitorial positions will have to be consolidated into one. This position was offered to Sarah Rockney but she declined. Sarah's position has now been terminated and Danielle Holm resigned because she could not work the additional hours. The board will be interviewing a replacement and establishing the handyman's reduced hours in the executive session.

#### **Next Meeting**

March 11<sup>th</sup>, 2015 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon  
Recording Secretary