

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
FEBRUARY 14TH, 2018

The meeting was called to order at 6:35 p.m. In attendance were Lita Starr, Chuck Raines, Eloise Mansfield and Phyllis Harsma. Christine McFall was absent. John Tryon represented Condoministration. Assist. Community Mgr. Tanya Quin was also present.

DISCUSSION PERIOD

Complaint about vehicles parking over seven days in front of clubhouse.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

John Tryon reviewed the January report. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

No report.

Landscape

Susan Rifanback reported gardener has completed approved planting. Regarding chemicals sprayed around the base of trees, the gardener said he uses Roundup but has not called the tree trimmer to discuss alternatives. He will be reminded to do so. XXX has planted geraniums in common area and will be advised if they are not properly maintained they will be removed since the gardener will not maintain what they have not planted. XXX has planted rose bushes and they will be advised the same.

Back yard maintenance

No report.

Architectural

Chuck Raines advised he and Tanya Quin have completed the semiannual inspection. 49 letters have been sent to owners requiring work to be done. We are still having a problem with improper satellite installations which we cannot control because of the way dish companies use independent contractors to install them. The Board agreed these installations are unacceptable and we must make the owner responsible for ensuring they are done properly. If owners contact the committee prior to installation as required there should not be a problem. Failing to do so puts the responsibility on them. The committee will notify the owners accordingly. It was agreed that a notice should be prepared on this subject and hand delivered to all units.

Clubhouse

No report.

Pool/Janitorial

No issues to report.

Rules

Nothing to report.

Maintenance

Some maintenance items noted by the Architectural Committee are being taken care of by the handyman and the roofer.

Neighborhood Watch

What appeared to have been another instance of mail theft may just have been kids flipping open the lids of mailboxes.

Communications

Website needs to be updated with current minutes, etc. Lita will check on this.

RV Storage

Mike Montanez is moving and a new committee chair is needed.

OLD BUSINESS

Pool and spa plastering

Skinner Plastering advised permit has not yet been issued. Due to the additional workload resulting from the Thomas fire the County has a backlog which is delaying permits and inspections could cause the pool closure to extend well into the swimming season. It was agreed to postpone starting this work until the fall.

Mailbox inserts

Ten additional inserts have been ordered. The supplier has not yet shipped them.

Clubhouse electrical panel

The electrician requires approval from Edison of the specifications for the new panel. A meeting with them had twice been postponed due to priorities resulting from the Thomas fire but he has just now had the meeting, so we can expect progress.

Shut off valves in street

We have asked for representatives from the City to meet with us to discuss how to proceed with determining what actions we should take regarding the shut off valves that don't work.

NEW BUSINESS

Pool heater

March 15th was selected as the date to turn on the pool heater, provided the weather is warm enough.

Residents dumping cuttings in common area

Newsletter will include a note that gardeners will not remove cuttings and leaves which residents dump in common area.

Tree trim proposal

California Landcare submitted a proposal of \$1900 for removal and stump grinding a number of trees which are not doing well. Lita and Tanya will examine these to determine which should be removed.

Garage sale

April 14th was selected as the date for the next association garage sale. Hours 7 a.m. till noon. Hot dogs and refreshments will be served. This will be added to flyer along with satellite dish information.

Newsletter items

Pickup newspapers from driveways. No planting in common area without approval. Residents must call Architectural Committee before having satellite dishes installed; \$100 penalty. Pool plastering delayed until fall. No dumping in common area or washing/sweeping patio into common area. Garage sale date

Next Meeting

March 14th, 2018 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary