

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
MARCH 15TH, 2017

The meeting was called to order at 6:30 p.m. In attendance were Lita Starr, Mike Furlong, Tom Kline, Chuck Raines and Christine McFall. John Tryon represented Condoministration.

DISCUSSION PERIOD

Mike Montanez requested we replace floodlight in RV lot with an LED we have in storage. Complaint made about residents not cleaning up after their pets. Board will look into installing cleanup bag dispensers in common areas. Complaint about some vehicles parking on Monte Vista too far away from curb to avoid sprinkler overspray. We will look into what the City recommends as maximum distance allowed for parallel parking on street and have handyman adjust space markings accordingly. Resident of XXX is parking in front of driveway.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Tom Kline reviewed the February report. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Nothing to report.

Landscape

Mary Runge has resigned from the committee

Back yard maintenance

Mike Montanez has agreed to head this committee and has been doing inspections.

Architectural

Chuck Raines reported the next follow up inspection is scheduled for early April. He requested newsletter remind owners the completion date for latest inspection is April 6th, not March 6th.

Pool/Janitorial

Spa gate needs welding repairs. A motion made to turn pool heater on now was seconded and carried. Umbrellas to be put up too.

Clubhouse

Used three times in the past month.

Rules

Nothing to report.

Maintenance

Nothing to report.

Neighborhood Watch

Lita reported we have a new watch officer for this who cautioned that car burglaries are on the increase..

Communications

Mike Furlong reported some fixes on the web site have been completed..

RV Storage

Mike Montanez reported that two occupants have swapped spaces.

OLD BUSINESS

Shower shut off valve

A suitable device has been located and has been ordered. This will limit the time shower will run after being turned on.

Garage sale

Lita reported flyers are being prepared for this event on April 8th. Chris has made arrangements for ARC to pick up any leftovers afterwards.

Clubhouse maximum occupancy

Cherie Blaker said she will report on this next month.

Planting 690BD

EZ Landscaping will be advised the Board has approved the proposal for replacing shrubs at this location.

NEW BUSINESS

Nomination for elections

Mike Furlong and Christine McFall are completing their terms. Christine has accepted nomination for another term. Mike indicated he will take a break for a while.

Annual meeting arrangements

We will set date for this at the April meeting.

Newsletter items

Remind owners that completion date for required work resulting from last inspection is April 6th, not March 6th and that we no longer send out another follow up letter. Owners will be fined if work is not completed. Advise residents that there are restriction on drones flying in residential areas and that all drones must be registered (under 55 lbs.). Website knowbeforeyoufly.org has all information.

Next Meeting

April 12th, 2017 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary