

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
APRIL 13TH, 2016

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

OPEN DISCUSSION

Concrete lips in sidewalk at 525BD and 639BD need grinding. Resident of XXX is putting a cage in common area to permit pet to go outside. Owner of XXX reported bees thought to be in neighbor's tree were actually in their own wall. The board advised this wall, enclosing their unit, is their property. Complaint made about water running in streets, shingles on clubhouse roof and condition of some driveways. Request made for a speed bump midway on Monte Vista. Request made for approval of 6' walls everywhere, not just perimeters.

APPROVAL OF MINUTES

A motion to approve the March minutes as circulated was seconded and carried.

TREASURER'S REPORT

Lita reviewed the March report. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

More welcome packets were given to the committee members.

Landscape

Dave reported a couple of irrigation valves failed to turn off recently. The board will be discussing replacing trees at the rate of one or two every other month.

Back yard maintenance

The board discussed subject of two very large palms in back yards; one on LC and one on EC.

Architectural

Lia Cook said the committee completed their 60 day follow up inspection and 13 reminder letters have been sent. We will have to keep a close eye on new FIOS installations since Frontier has taken over from Verizon and may not be aware of our requirements.

Pool/Janitorial

A water fill pipe broke in pool equipment room in the past week which resulted in a lot of wasted water.

Clubhouse

Clubhouse used three times in past month.

Rules

Continuing problem of speeders.

Maintenance

New metal pipes are being delivered to replace rusting drainage channels in sidewalks.

Neighborhood Watch

Only four 911 calls in the past month.

Communications

Nothing to report.

OLD BUSINESS

Common area lighting

A proposal was submitted for replacing conduit and wiring in the green belt area in front of the clubhouse. Another will be obtained.

Annual meeting

Scheduled for May 18th. Nomination forms were mailed. Dave Beaumont, Lita Starr and Tom Kline have been nominated so far.

Pool gate security system

Draganchuk Security did not submit their proposal yet for a card reader security system. The board discussed compiling a list of questions for the association's attorney to determine if not padlocking our gates at night presents an increased liability

Parking on Del Prado Drive

Quality Paving will be asked to advise the proper spacing for parking on Del Prado Drive and provide pricing for painting. We will also look at an area on Coronado which may need marking.

NEW BUSINESS

Tree replacements

The board discussed a schedule for replacing trees which have been removed over time. No decision was made at this time.

Next Meeting

May 18th, 2016 at 6:30 p.m. in the clubhouse. This is the annual meeting.

Respectfully submitted

John Tryon
Recording Secretary