

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
APRIL 11TH, 2018

The meeting was called to order at 6:30 p.m. In attendance were Lita Starr, Chuck Raines, Eloise Mansfield and Phyllis Harsma. John Tryon represented Condoministration. Assist. Community Mgr. Tanya Quin was also present.

DISCUSSION PERIOD

Thanks offered to Don Vanasse for help in repairing clubhouse door lock. A resident who asked what to do about a neighbor's barking dog was advised to report to Animal Control. However, a warning letter will be sent to resident of XXX. Request for a STOP sign at DP/EC intersection will be added to agenda next month.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

John Tryon reviewed the March report. It was noted that most categories are on or under budget. Water is significantly lower since the irrigation is less during the winter. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Christine McFall is still delivering association info to new residents.

Landscape

Susan Rifenback was not present.

Back yard maintenance

Tanya Quin submitted a report on the homes where owners have been requested to do work on their back yards.

Architectural

Chuck Raines said he was told DirectTV are required to install satellite dishes using the large blue tubs. Owner of XXX is to continue to be fined each month until the blue tubs on the roof are removed. Newsletter should remind owners to use only Dunn Edwards paint and that only one letter is sent requesting work be done before a violation is recorded if it is not done.

Clubhouse

Carpet stains to be treated with Folex. Professional cleaning is not needed just yet. Clubhouse door has been found to be open/unlocked several times after use. Notices will be posted on inside of doors reminding users to make sure all doors are properly locked after use.

Pool/Janitorial

Heater is on and up to temperature. Umbrellas are to be taken out of storage and put up.

Rules

The Board discussed the practice of attaching informal architectural notices to gates. It was agreed these should be slid under the gate in future.

Maintenance

Nothing to report.

Neighborhood Watch

Residents and owners are encouraged to register on Nextdoor.com for current info.

Communications

Mike Furlong has been updating entries on the site.

RV Storage

Dave Beaumont had reported some of the vehicles may be moved around to make better use of the larger spots.

OLD BUSINESS

Garage sale

Lita reported 16 families have signed up so far. ARC will come by on the following Monday to remove anything left over.

Tree removals

California Landcare quoted \$750 to remove trees at 1790EC (dead) and 425EC (possible damage to sewer) including stump grinding. Chuck suggested we ask tree trimmer if the large root on the latter tree could be removed rather than the whole tree.

Clubhouse electrical panel

A bid was received from Creico Electric; \$14,700 which is higher than anticipated. Creico were advised that due to high cost we would have to get comparable bids and they arranged for other bidders to obtain the specifications from the supplier. Creico will be asked how much is the cost of their initial research and meetings with Edison and the City

Shut off valves in street

A meeting had been held with representatives from the Water Dept. to discuss our inlet valves. They had tested these four valves. One had a small leak which is not a problem. They also tested a few of our other valves and found them OK. They agreed to test the rest of our valves and we can use this information when approaching the City about taking over our system.

NEW BUSINESS

Tennis lights replacement

Creico Electric will submit a cost on replacing six burned out tennis court bulbs with LEDs.

Annual meeting

Next meeting will be our annual meeting. Nominations were requested last month but there were none other than the current office holders.

Carpet cleaning

It was agreed the condition of the clubhouse carpet does not warrant cleaning at this time but some stains should be treated.

Signature cards

Chuck and Eloise have added their signatures to the Chase Bank account. They must still do the Union Bank accounts and the Citibank checking account.

Newsletter items

Reminder that Architectural Committee approval must be obtained before installing satellite dishes. No buckets permitted. Reminder Dunn Edwards paint must be used and only one letter is sent by the Architectural Committee when work is required before a violation is issued. Reminder clubhouse rental does not permit use of the pool.

Next Meeting

May 30th, 2018 in clubhouse. This is the annual meeting and elections.

Respectfully submitted

John Tryon
Recording Secretary