

DEL PRADO TOWNHOME ASSOCIATION

c/o Condoministration Unlimited
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MINUTES OF THE ANNUAL MEETING MAY 24th, 2017

The Annual Meeting was called to order at 6:39 p.m. Board members in attendance: Lita Starr, Mike Furlong, Tom Kline, Chuck Raines and Christine McFall. John Tryon represented Condoministration.

It was established that a quorum was present. Ninety seven units were represented in person or by proxy. A motion to approve the Minutes of the last annual meeting as previously distributed was seconded and carried.

ELECTION OF DIRECTORS

Ballot counters were appointed: Lola Goddard, John Tryon and Steve Wartinger. Christine McFall and Mike Montanez had previously been nominated for election. Nominations were requested from the floor but there were none. The ballot envelopes were opened and tallied and it was announced that Mike Montanez and Christine McFall were elected to a two year term. Lita Starr, Tom Kline and Chuck Raines have another year remaining on their terms.

COMMITTEE REPORTS

Landscape

Lita Starr discussed some new planting proposals. These included 3 plum trees by Kino gate, 2 trees north of Kino gate, 1 tree by the RV lot, 1 tree by 563VD and by 476BC. Total cost \$2625. The Board agreed that although we are over budget at this point, now is the best time for new planting. A motion to approve and take funds from Landscape Replacement was seconded and carried. Lia will ask gardener if he will contribute 3 roses bushes. Cost from gardener for a new section of hedge had not been received.

Architectural

Chuck Raines noted that a number of owners had been fined for not completing required repairs and yet several had still not completed the work. Our options to address this will be discussed at the next meeting.

Chuck reported that four more owners have replaced their wood fences with walls; there are still 12 yet to be done. We will call them individually to determine their intentions to get this done.

Rules

Nothing to report.

Clubhouse

Used five times in the past month. Cheri Blaker still needs to find out the maximum capacity of people who can be in the clubhouse.

Pool/Janitorial

Gate into spa still needs welding repair. Roseanna doing a great job dealing with any behavior problems.

Neighborhood watch

Lita encouraged residents to sign up onto Nextdoor.com to stay informed

Maintenance

It was confirmed that we will leave the striping for parking spaces as they are now. Rear pool gate is not closing. It will remain padlocked until repair can be made.

Communications

Mike Furlong announced that Dan Desenberg will be taking over this committee.

Welcome

Mike Furlong will be taking over this committee.

R.V. Lot

Mike Montanez advised no problems. We currently have one vacancy. The new LED security light is a big improvement.

OLD BUSINESS

Wood fence replacement

The Board noted that our attorney will be contacted in August about what options we have to deal with owners who have not replaced their wood fences with block walls by the end of the year. A \$100 fine per month has already been authorized but this may not be enough.

NEW BUSINESS

Pet waste dispensers

Lita advised four of these had been installed and door hangers were attached to everyone's gate advising them that these bags are available. Chuck Raines said he can see they are already being used.

Asphalt repairs

This will be on the agenda for next month. Bids will be obtained for resurfacing Baja, Coronado and Lido.

The annual meeting was adjourned at 7:45 p.m.

NEXT MEETING

June 14th, 2017 at 6:30 p.m. in the clubhouse.