

**DEL PRADO TOWNHOME ASSOCIATION**  
c/o Condoministration Unlimited  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**JULY 15<sup>TH</sup>, 2015**

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

**OPEN DISCUSSION**

Questions were asked about pool monitor duties and handicapped access at exits. Complaint made about noise from a motorcycle frequently driven through our streets.

**APPROVAL OF MINUTES**

A motion to approve the minutes of the June meeting as circulated was seconded and carried.

**TREASURER'S REPORT**

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

**COMMITTEE REPORTS**

**Welcome**

Still need someone to take over this committee.

**Landscape**

Lia Cook reported aphids are very heavy now. Bees are nesting in the wall by the Coronado gate.

**Back yard maintenance**

Lia Cook reported there are five backyards she is monitoring and letters were sent to owners.

**Architectural**

Chuck Raines reported the semi-annual association-wide inspection has been completed and 42 letters are being sent out for work required by owners. There are also 15 improperly installed FIOS connections which Verizon needs to correct. Possibly a sticker applied somewhere, similar to the satellite dish installation sticker, should be considered.

**Pool/Janitorial**

No report received.

**Maintenance**

Frank Maciel has been provided with tools and materials to make termite/dry rot repairs to the storage shed.

**Clubhouse**

Cheri Blaker reported clubhouse has been used once in last thirty days.

## **Rules**

We still have a problem with people parking on red curbs and speeding on our streets.

## **Neighborhood Watch**

Dave said the crime activity over the past month had not been received from the police dept.

## **Communications**

Mike Furlong will not be able to take over keeping our web site up to date. Channel Islands Design had estimated around \$45 per month to do this for us. A motion to approve this was seconded and carried. Dave Beaumont provided the information and access codes so they can take it over.

## **OLD BUSINESS**

### **Stump removal and new planting on Brentley**

There are 26 locations on Brentley where oleander plants need to be removed. EZ Landscape submitted a cost of \$2600 to remove these, replace them with Nandina plants and install drip irrigation. It was thought this was a good price and a motion to approve was seconded and carried. Funds from the Landscape Replacement reserve will be used.

### **Water conservation measures**

Irrigation times have been reduced significantly and we expect to see the full result of this during the next billing period. There is still a concern about the amount of water being consumed in Phase 1 back yards which we cannot control except by shutting off the water on days that our irrigation is not running.

### **Tree planting**

There are a number of locations where new tree planting has been authorized. However, due to the drought this will not be done till October at the earliest. There are some locations off Del Prado Drive where several times trees have been planted but died. EZ Landscape will do a soil analysis before anything else is planted there.

### **Shed repairs**

Frank Maciel is making repairs to the storage shed. Following that he will do the same to the pool equipment shed.

## **NEW BUSINESS**

### **Aphid treatment**

Rincon-Vitova Insectaries provided information on using a combination of lacewings and ladybugs. The lacewings should be used on the heavily infested trees and the ladybugs spread throughout. Total estimated cost less than \$200 plus shipping. A motion to approve was seconded and carried. They will ship on a Wednesday so the insects will be available for application Friday and Saturday. Volunteers will be asked to help with the application.

**Next Meeting**

August 12<sup>th</sup>, 2015 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon  
Recording Secretary