

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
JULY 20TH, 2016

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

PRESIDENT'S REPORT

The board presented a plaque to Dave Beaumont in appreciation of his years as President and board member.

OPEN DISCUSSION

A resident reported a problem with large groups using the pool when the pool monitor was not in attendance. Lita encouraged residents to call if they saw major infractions occurring. Suggestion that some new signs on gate are needed. Pool service company to make sure temperature is set at 84 degrees. Suggestions were made to: look into irrigation reduction, solar heater for pool, bill payment via website.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Tom Kline reviewed the June report and our current reserve funds. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

No report.

Landscape

EZ Landscape quoted \$3525 to remove dead shrubs around day tennis court and replace with 50 five gal. privets and install drip irrigation. It was thought we may be able to get a better price on the cost of the removal portion. A motion to approve the total cost not to exceed \$3525 was seconded and carried. To be charged to reserve account. A list of new planting suggestions at 477BC, 484BC, 425-413BC, 1774MV, 1714MV, 307LC, 377-391LC and 354LC. Cost of plants and irrig. \$1725. A motion to approve was seconded and carried.

Two additional birch trees identified for removal by 1786MV and 304CAP.

Back yard maintenance

No report.

Architectural

Chuck Raines reported the committee will do follow up on the last general inspection in August.

Pool/Janitorial

There had already been a discussion about large groups in the pool, conditional allowance of some floating devices and possible new signs needed.

Clubhouse

Not used in the last 30 days.

Rules

Residents are sometimes putting items out for pickup or marked "FREE" but are leaving them for long periods. They will be advised items may only be out for a maximum of 24 hours.

Maintenance

Handyman needs an auger to drill holes for speed bumps. Red curbs on Del Prado have been painted white as previously discussed.

Neighborhood Watch

Our representative at the police dept. will be out of town till next month.

Communications

Mike will be looking into additional information which can be added to the website.

OLD BUSINESS

Common area lighting

Some updated costs were reviewed for rewiring common area lights. To replace underground wiring, including trenching, conduit, wire and connections, averages out to about \$330 per pole. We have a total of 72 pole lights in the common area.

Speed bumps

Handyman tried to use a wood auger to drill holes for the spikes but a metal auger is needed.

Web site

Mike and Lita made contact with Channel Islands Designs and got a proposal for redesigning and updating our website, including the addition of several new features. Cost \$1620. A motion to approve was seconded and carried.

Pool gate security system

The board discussed again the pros and cons of a card key security system to operate the pool gates. It was agreed it's not financially viable at this time and will be put on the back burner for the time being.

NEW BUSINESS

Request for mirror on Del Prado Drive

The cost of an 18" mirror for the corner of Del Prado and Escondido is \$207, plus the cost of a post. A motion to approve was seconded and carried. The board will meet during the course of the month to determine the best place to locate it.

Proposed architectural modifications

The architectural committee amended the guidelines to exclude specifications for new wood fence installation since they are no longer permissible. A motion to approve was seconded and carried. The board reviewed suggested limitations on political signs. Lita will make some changes.

Request for plants

An owner had requested a specific type of plant to replace those taken out when wall was replaced. After some discussion the board agreed that the selection of plants must be a board/landscape committee decision to ensure continuity and that only plants approved by the landscaper are used.

Newsletter items

Items out for pickup 24hr max. Trash barrels must not be put out before 6 p.m. day before collection. Pool reminders- do not let people in without key.

Next Meeting

July 20th, 2016 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary