

**DEL PRADO TOWNHOME ASSOCIATION**  
c/o Condoministration Unlimited  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**AUGUST 10<sup>TH</sup>, 2016**

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

**OPEN DISCUSSION**

Discussion about earthquake insurance premiums. Question about why two studio police cars are permitted on Monte Vista-are they not commercial vehicles? Board will discuss. Comments that pool behavior has improved and compliments on newsletter.

**APPROVAL OF MINUTES**

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

**TREASURER'S REPORT**

Tom Kline reviewed the July report and current reserve funds. Interest rates are so poor he will just roll over the two Union Bank accounts when they mature this month. A motion to approve the report was seconded and carried.

**COMMITTEE REPORTS**

**Welcome**

No report.

**Landscape**

Lia Cook reported the gardener had mistakenly cut down shrubs by day tennis court instead of the main courts. The dead shrubs around the day court have been removed and shrub replacement was approved last month. Lia submitted a list of eight other locations where new planting is needed. Cost \$2480. A motion to approve was seconded and carried.

**Back yard maintenance**

Letters have been sent to six homes for back yard work needed.

**Architectural**

Chuck Raines reported that the follow up on the June inspection will be carried out August 30<sup>th</sup>. A couple of new block walls have been installed. A finished copy of the amended ACM will be loaded onto the website.

**Pool/Janitorial**

No problems to report.

**Clubhouse**

Nothing to report.

**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**

Rear pool gate is sticking and so is the Coronado walkway gate.

### **Neighborhood Watch**

See new business.

### **Communications**

See new business.

### **OLD BUSINESS**

#### **Speed bump location**

The new speed bumps on Monte Vista work well but some drivers are going onto adjacent driveway to avoid them. Suggestion made to stagger location, place them next to lawn area and put boulders in grass to prevent driving on lawn. Lita will have a look to determine what should work best.

#### **New pool signs**

Lita submitted an abbreviated list of rules to be posted on the pool gates. It was thought the existing signs were too "wordy" and ineffective. Some minor changes were made and a motion to purchase two signs for the gates was seconded and carried.

#### **Political signs**

The board discussed this subject and agreed that no real problem existed requiring action. A motion to table was seconded and carried.

#### **Web site**

Mike has been working with Channel Islands Design on upgrading the website. He will be submitting their deposit invoice to get started,

#### **Mirror on Escondido**

The mirror has been ordered but is presently on back order.

### **NEW BUSINESS**

#### **Neighborhood Watch Program**

Christine advised a Neighborhood Watch meeting is scheduled for August 24<sup>th</sup> at 6:30 p.m. in the clubhouse. Chris will post signs at the entrances and a flyer will be delivered to all residents.

#### **Clubhouse furniture**

The board reviewed what they would like to do to upgrade the clubhouse. This includes removing popcorn ceiling, new lighting and twelve new chairs, 4 tables and a couple of easy chairs. Lita offered to investigate prices.

**Asphalt repairs**

The board discussed the next phase of asphalt repairs. Quality Paving will be asked to quote on resurfacing Baja Court. Although funds may not be available quite yet we will ask for cost of repairing clubhouse parking areas.

**Next Meeting**

September 15<sup>th</sup>, 2015 at 6:30 p.m. in the clubhouse. This is not the usual day.

Respectfully submitted

John Tryon  
Recording Secretary