

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
AUGUST 9TH, 2017

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

DISCUSSION PERIOD

Complaint made about blue van continuing to be parked and rarely used. Complaint pool temp too low. Lita said she will check into this and consider increasing gas allocation when budget is prepared. Report there is a car with expired registration being stored on DP driveway.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

John Tryon reviewed the July report. It was noted the new pool heater was paid for. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Chris McFall has taken over this committee. Lita provided her with the names of two volunteers who have offered to assist.

Landscape

The gardeners said all of the approved new planting has been completed. We are over budget in this category.

Back yard maintenance

Mike Montanez said there are four residents he's in contact with regarding condition of back yards. A volunteer has offered to help out on this committee.

Architectural

Chuck Raines reported that the committee will begin follow up on the July inspections in September. He has two volunteers who have offered to help with this. Chuck reported that there has never been a "common area" sidewalk outside the front gate of XXX and had instructed Gabriel Ruiz Masonry to pour a pad here the next time they do any work.

Clubhouse

Ann Christiansen has taken over this committee from Cherie Blaker.

Pool/Janitorial

Cherie Blaker reported although busy the pool has been relatively trouble free apart from after-hours trespassers. Requested we spray for spiders.

Rules

Nothing to report.

Maintenance

Chuck Raines said there are a couple of the doggy bag dispensers which are rarely used. He will have a look to see where better locations might be. One suggestion was by the Del Prado entrance.

Neighborhood Watch

Lita reported the Police Dept. stressed the importance of not leaving valuables visible in cars since there has been a spate of break-ins locally..

Communications

Nothing to report.

RV Storage

Mike Montanez reported there is still one spot open at the moment.

OLD BUSINESS

Wood fence replacement

Chuck reported several more fences are in the process of being replaced and all owners who must still do so have acknowledged intentions to do this before 12/31.

Sidewalk replacement

Sidewalk off Baja Court has been replaced.

Clubhouse maximum occupancy

Tabled.

Street resurfacing

Finish Line Paving are scheduled to resurface CAP, COR and LC on 8/15, 8/16 and 8/17.

NEW BUSINESS

Paper towel dispensers

Two new dispensers with paper rolls were approved for purchase for both restrooms.

Trampolines and large items in back yards

The Board discussed whether a separate rule was needed to deal with overly large and unsightly items like trampolines in back patios. It was agreed the existing rule 9f restricting unsightly items visible from the common area covers this adequately. A motion that large trampolines should be considered unsightly was seconded and carried. There is one located on XXX.

Committee volunteers vs. Employee

Lita spoke about our problem with the lack of residents willing to volunteer for committees; especially the more important ones like Architectural and Landscape. Although recent appeals have garnered a few helpers, we have not been able to find volunteers to chair these committees. Most of the committee heads have served for many years and are well past retirement age. In a recent President's message Lita had discussed this problem and how the Board is considering hiring a part-time employee to take on these duties. Depending on the number of hours and the pay scale established this could add around \$10 to the monthly dues. This will be discussed further in Executive Session.

Next Meeting

September 13th, 2017 at 6:30 p.m. in the clubhouse.