

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
SEPTEMBER 9TH, 2015

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

OPEN DISCUSSION

Another request was made for a speed bump at the corner of Del Prado and Escondido.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Lita reviewed the August report. A Union Bank CD which just matured has been renewed for 6 months. 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 gardener will be removing and replacing the oleanders on Brentley next week.

Back yard maintenance

Lia Cook reported she is still monitoring several back yards.

Architectural

Chuck Raines reported the committee will do a follow up inspection at the end of the month. Owner of xx has not painted the rear gate as required and his tenant did not permit the handyman to do it. A motion to assess a \$100 fine on October 1st if the gate is not properly painted was seconded and carried.

Pool/Janitorial

The new pool monitor, Roseanna Barreto attended. No problems to report.

Maintenance

Frank Maciel has almost completed work on the storage shed.

Clubhouse

Cheri Blaker reported clubhouse has not been used in the past month.

Rules

We still have a problem with people parking on red curbs.

Neighborhood Watch

No report received.

Communications

We still need someone to take over updating our web site.

OLD BUSINESS

Shed repairs

Frank Maciel estimated \$640 in labor and materials. A motion to proceed was seconded and carried. Frank has been advised about the importance of making the area safe while the work is being done.

Aphid treatment

Eric's Pest Service submitted a proposal for treating the aphids and Argentine ants in 16 of our trees. Cost \$540. A motion to approve was seconded and carried.

Pool area repairs

A proposal for resurfacing the pool deck by Coastline Deck Coating at a cost of \$7000 was seconded and carried. Work to be scheduled end of October

Verizon FIOS stickers

The board agreed on the wording to go on the sticker and these will be ordered. Cost estimated at \$185.

NEW BUSINESS

Speed bump modification

Quality Paving will be asked how much it would cost to remove a 2 foot section by the curb on the Del Prado speed bump.

Traffic mirror

Letter to be sent to residents of Del Prado asking if a mirror located on the corner of Del Prado and Escondido would be helpful and necessary.

Tennis screens

Cost of replacing the windscreen on the tennis court ranges from \$270 to \$890 depending on height and material. This subject was tabled until next month.

Tennis court lights

Infinity Electric advised that most of the light fixtures had corroded and the fixtures could not be opened to replace burned out bulbs. They submitted a bid to replace all of the fixtures with LED flood lights and to reduce the height of the mountings since they are unnecessarily high. Cost was \$7680. It was decided to get another two bids for comparison.

Next Meeting

October 14th, 2015 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary