

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
NOVEMBER 8TH, 2017

The meeting was called to order at 6:30 p.m. In attendance were Lita Starr, Chuck Raines and Christine McFall. Lita Starr announced that Mike Montanez had stepped down from the Board. A motion was made to appoint Eloise Mansfield. The motion was seconded and carried. John Tryon represented Condoministration.

DISCUSSION PERIOD

Complaint about blue van parked in front of clubhouse.

APPROVAL OF MINUTES

A motion to approve the Minutes of the October meeting was seconded and carried.

TREASURER'S REPORT

John Tryon reviewed the October report. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Chris McFall reported she has delivered packages to two new owners.

Landscape

Susan Rifinback reported gardener still needs to plant the two trees previously approved. She will be shown how to turn off the backflow in event of emergency.

Back yard maintenance

No report.

Architectural

Chuck Raines reported XXX has still not completed roof metal trim painting and wood gate painting. Next general inspection will be carried out in January. Two new pet dispenser stations have been purchased and installed. Letter to be sent to the five owners who have installed temporary extensions on the top of their walls advising they must be removed when property is sold.

Clubhouse

Anne Christiansen said she needs help to cover weekends since she is often not available. Dave G. is donating his fridge for the clubhouse and will arrange for disposal of the old one. Christmas Holiday party potluck was scheduled for December 8th in the clubhouse. Association will provide refreshments.

Pool/Janitorial

Cherie Blaker reported problem with skimmer basket in spa. Otherwise all quiet.

Rules

Nothing to report.

Maintenance

New doggy bag dispensers have been installed and one other repositioned.

Neighborhood Watch

Lita said the recent police report for our area is posted on the website.

Communications

Nothing to report.

RV Storage

Still one spot available.

OLD BUSINESS

Wood fence replacement

Chuck Raines reported the final two wood fences have been replaced with slumpstone walls. All those who helped to get this accomplished were congratulated.

Mailbox inserts

Chuck Raines said he spoke to the postman about putting only letters in the inserts when they are installed and other mail in the box above the insert. 26 inserts have been ordered so far. A motion to purchase 30 was seconded and carried. After installation the keys will be slid under gate in sealed envelope. Chuck will assist with the first installations to make sure it's done right.

2018 budget

The Board had already reviewed the draft budget which was presented at the last meeting. This called for an increase of \$10.00 per month to \$170.00 per month. After additional review and discussion a motion to approve the budget was seconded and carried.

NEW BUSINESS

Ficus trees

At a previous meeting it was suggested the Board advise owners planting ficus trees should not be done in patios due to aggressive roots and tendency to grow out of control. After further discussion it was agreed that the Board probably did not have the authority to ban them. However, newsletter will include a string recommendation they not be used unless they are planted in pots. Owners will be reminded any damage caused by trees or roots is their own responsibility.

Electrical panel replacement

The Board discussed the main electrical panel in the clubhouse which needs to be replaced. Cost estimated at \$9000. They agreed that the best time to do this would be in the spring before the pool heater goes on again and when there are more daylight hours. Creico will be asked to schedule this before March 11th and to advise us what impacts will be, i.e. what power be off and what areas will be effected, how long will it take.

Pool area- signs and timers

The Board selected a motion detector operated light timer to be installed in the restrooms. In addition, gender neutral signs will be put on the restroom doors which will make them more accessible to all.

Backflow device replacement

The backflow device developed a leak recently and the plumber who fixed it said we should start thinking about replacing it. The device is original equipment and has experienced a lot of corrosion. The plumber estimated replacement cost at \$3500. This was taken into account with the new budget.

Newsletter items

Six pet waste stations available- use them. Christmas Potluck 12/8 at 6:00 p.m. Advise owners that mailbox insert keys will be slid under gate when they are installed. Ficus tree recommendation and note that owners responsible for damage they may cause.

Next Meeting

January 17th, 2018 at 6:30 p.m. in the clubhouse. This is not the regular day.

Respectfully submitted

John Tryon
Recording Secretary