

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
JULY 11TH, 2018

The meeting was called to order at 6:30 p.m. In attendance were Lita Starr, Chuck Raines, Eloise Mansfield, Phyllis Harsma and Brian Kelley. John Tryon represented Condoministration. Assist. Community Mgr. Tanya Quin was also present.

DISCUSSION PERIOD

Request was made to reconsider putting a STOP sign at DP/EC . This will be put on agenda for next month.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Eloise Mansfield reviewed the June report. One of the Chase Bank CDs is maturing. Eloise will check on renewal rates for short terms. It was agreed we should renew it for a short period since rates are anticipated to be rising. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

No report.

Landscape

Tanya reported EZ Landscape is addressing the grass browning in some high traffic areas. A valve near 336CAP requires repairs for \$75 which was approved. A list of locations requiring new planting was tabled until the Fall when temperatures cool down.

Back yard maintenance

Tanya has sent out several notices to owners and scheduled follow up later.

Architectural

Chuck Raines reported nine notices were sent out in the past month. All those units who had blue buckets used to mount their satellite dishes have had them removed. An owner on MV has installed a window A/C unit again and this will be discussed in Executive Session.

Clubhouse

Used four times this month. It was agreed to have carpet cleaned now by Home Pride.

Janitorial/Maintenance

Lita has ordered janitorial supplies. Reported that lock on day tennis court is sticking.

Pool

Cherie Blaker reported it has been very busy but no significant problems. New life ring needed. Furniture will probably require restrapping after this season. The rule dealing with flotation devices was discussed. Rule currently says none are permitted although some are not really a problem and small children may need them for safety. Brian Kelley agreed to rewrite rule so some discretion can be applied.

Rules

Nothing to report.

Neighborhood Watch

Residents and owners are encouraged to register on Nextdoor.com for current info.

Communications

Mike Furlong has been updating entries on the site.

RV Storage

Dave Beaumont reported that one space, #8, has been eliminated to make access easier for some of the other spots. Space #11 is still available.

OLD BUSINESS

Tree removals

Moon Han Hur will be removing the tree in front yard of 477BC and removing stumps/roots at 639OD and 1762MV. A birch tree on MV still needs to be removed and a stump behind the pool removed.

Tree trimming

California Landcare submitted a schedule showing which trees have been trimmed so far and when each type will be done.

Tennis court lights

Electrician will be replacing 5 burned out lights tomorrow.

Clubhouse electrical panel

Three contractors are still preparing bids.

Ponderosa drain

The neighbor who owns the back yard where this tree is growing agreed to share the cost of removal of the tree and stump. He said he will be able to provide a very competitive cost for this. Modesto Tree Service quoted \$1400 and California Landcare quoted \$1225.

NEW BUSINESS

EC/DP mirror

The Board discussed the advisability of installing a larger mirror here. A motion to purchase a 20" x 30" convex mirror for \$79 was seconded and carried. We will also install some type of caution sign warning of a blind corner.

Parking signs

Some of our parking signs have faded. Cost to replace is between \$69 and \$56 each depending on how many are ordered. Tanya will take an inventory of the type and number needed.

ACM amendment

Our architectural guidelines still contain sections dealing with wooden fences. Chuck Raines and the committee made changes to remove them. A motion to approve the changes was seconded and carried.

Brentley wall

A small section of the slumpstone wall on Brentley is being damaged by a large jacaranda limb. It was greed this doesn't warrant action at this time and no motion was made.

Next Meeting

August 8th, 2018 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary