

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
SEPTEMBER 12TH, 2018

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

DISCUSSION PERIOD

XXX complained that a larger mirror had not been put up at the corner of EC/DP as discussed last month. He submitted information on a mirror he would like to see installed which cost \$758. This matter will be discussed again later. XXX threatened to sue the President of the Board if she had an accident at this location, citing the President was only self-serving in decision making.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Eloise Mansfield reviewed the August report. (Note: entry on agenda was corrected to show dues owed is \$2476, not \$4243). A motion to approve the report was seconded and carried. Eloise reported on current interest rates since a Union Bank CD is maturing. A motion to move \$51,571 from the account ending 6636 to Rabobank at 1.75% for 11 months was seconded and carried. Approved signers: Lita Starr, Eloise Mansfield, Phyllis Harsma.

COMMITTEE REPORTS

Welcome

No report.

Landscape

Tanya reported the gardener quoted \$250 for three 1 gallon bottle brush plants in the planter at the end of EC, next to the pool. She will ask him what is the cost for 5 gal. plants. Some complaints about rats in the ivy in various areas was discussed. Two traps were put out and the Board agreed two more are needed. Newsletter will ask residents not to put out pet food and bird seed which can attract them. Also, don't leave garage doors slightly open for circulation since they can get in the house. Complaint made that tree trimmer recently trimmed some pear trees into "balls" which we don't like. Tree stump behind 1790EC still needs to be removed.

Back yard maintenance

Tanya is following up on violations. She said pots on 6' walls were most common problem.

Architectural

Chuck Raines reported the patio cover/gazebo at XXX, which was installed without permission and is not the right color, has not been painted as required. Small paint job required at XXX was not completed by a handyman as promised so Frank Maciel will complete it.

Owner of XXX repainted patio cover the correct color as required and a thank you letter will be sent by Tanya.

Clubhouse

Carpet has been cleaned. County has been advised our clubhouse can continue to be used as polling place.

Janitorial/Maintenance

New hasp installed on shed door and several parking signs replaced.

Pool

Cherie reported lots of spiders. Lots of leaves on deck now trees are shedding- we will ask handyman or gardeners to blow away sometimes. Gates do not always close on their own. Bid will be requested for new hinges which assist in closing.

Rules

Nothing to report.

Neighborhood Watch

Recent reports of car vandalism and an attempted break in. A vehicle was seen in early morning driving around with occupants checking mail boxes. Letter to be sent to Postmaster asking for carrier not to put junk mail in locked boxes. Remind him that these boxes were approved by them.

Communications

Mike Furlong has been updating entries on the site.

RV Storage

Nothing to report.

OLD BUSINESS

Ponderosa drain

Owner of adjoining home has agreed to share cost of tree removal. We are waiting for him to set date when Calif. Landcare can remove the tree.

Tennis court lights

Pacific Coast Tennis Courts submitted a proposal to install 12 new LED fixtures for \$35K. Additional bids will be requested.

Clubhouse electrical panel

Creico Electric said permits have been obtained and new panel will be delivered so installation can occur end Sept/early Oct.

Redwood tree treatment

California Landcare examined the three redwood trees by the pool. Opinion was we should not install bubblers but we should treat trees with fertilizer and insecticide and then deep root water for 2 months. Cost \$975. A motion to approve was seconded and carried.

NEW BUSINESS

Melaleuca trees

There are a couple of locations where trees are beginning to damage utilities and are too large for their area. Costs for removals will be obtained.

Street slurry sealing

Finish Line Paving submitted proposal for slurry sealing our streets. XXX for all streets and XXX for RV lot. We will get two other bids. Lita advised Board members that we will be working on next year's budget in the coming months.

Political signs

A proposed amendment to the rules and regulations setting guidelines for political signs was reviewed. A change was made so all signs must be removed 7 days after elections. A motion to approve the new rule was seconded and carried.

Next Meeting

October 10th, 2018 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary

EXECUTIVE SESSION

Mirror at EC/DP

The Board discussed this issue again. A motion was made to purchase a larger mirror as a good faith gesture to this resident. It will be securely mounted and kept clean. This resident will also be advised that all drivers must not rely solely on mirrors and signs; it is their responsibility to be properly observant of other vehicles and proceed with caution.

1706EC patio cover

Owner has not painted patio cover as previously ordered. A motion to fine \$100 and to repeat this every 30 days until corrected was seconded and carried.

335LC painting and driveway stains

Owner has not completed the work as required. A motion to fine \$100 and to repeat this every 30 days until corrected was seconded and carried.

335VD driveway stains

Owner has not removed oil stains on driveway as required. A motion to fine \$100 was seconded and carried.

363VD backyard blinds

Owner has still not removed shower curtains and blinds from back patio as required. A motion to fine \$100 was second and carried. The son will be contacted and shown that there are other types of sunshades which can be used that are acceptable but these blinds and shower curtains are not.