

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
JANUARY 9TH, 2019

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

Question asked about when tennis court lights will be replaced. Suggestion made to have Day court on Monte Vista used for pickle ball.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Eloise Mansfield reviewed the December report. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Christina McFall has been providing welcome packets to new residents.

Landscape

Tanya submitted a prioritized list of areas where new plants or trees are needed. The Board approved the first seven entries. A motion to authorize expenditure not to exceed \$1000 was seconded and carried.

Back yard maintenance

Tanya continues to follow up on a few back yards needing work.

Architectural

Tanya reported on stained driveways where owners have been advised if they do not adequately remove stains the association will have the work done at their cost. She will provide owners with a list of recommended products if requested.

Janitorial/Maintenance

A list of lights which are out was submitted to be repaired by the handyman or electrician.

Clubhouse

Christmas decorations need to be taken down.

Pool

Cherie Blaker said no problems to report.

Rules

Nothing to report.

Neighborhood Watch

Nothing to report.

Communications

Mike Furlong has been updating entries on the site.

RV Storage

Dave Beaumont reported all spaces are now assigned.

OLD BUSINESS

Ponderosa drain

The tree damaging the drain was supposed to have been removed last Saturday but the rain forced postponement.

Tennis court lights

Additional bid from Straight Line Electric not received yet.

Pool plastering

Work is underway; water draining and removal of old plaster has been completed. After inspection and approval by the County they will proceed with installing new tile and plastering. The clubhouse will remain closed until the pools are refilled. The pools must remain unheated for 3 to 4 weeks to allow the plaster to cure.

EC/DP mirror

The new post has been installed and the new mirror will be positioned and mounted.

Redwood tree treatment

California Landcare said two of the trees still appear stressed. The recent rains are helpful and they recommended we continue deep watering through the spring. They will apply some fertilizer as well.

NEW BUSINESS

Street repair schedule

The slurry sealing scheduled for December was postponed due to cold, wet weather. It was agreed we will delay having this work done until early March.

Assistant Community Manger position

Tanya Quin advised she will have to move out of state shortly but will remain in her position till then. The Board is working on an updated job description and this will be advertised on Nextdoor.com and Indeed.com.

Next Meeting

February 13th, 2019 at 6:30 p.m. in the clubhouse. Lita advised she will not be present for the March meeting.

Respectfully submitted

John Tryon
Recording Secretary