

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
FEBRUARY 13TH, 2019

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

None.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Eloise Mansfield reviewed the January 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 list where seven new trees could be planted. Cost for seven 15 gallon trees is \$875. A motion to approve this was seconded and carried.

Back yard maintenance

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

Architectural

Tanya submitted a list of homes where work needs to be completed. Those owners with stained driveways will be notified if removal is not completed by March 9th the association will have the work done at their cost.

Janitorial/Maintenance

Nothing to report.

Clubhouse

Clubhouse was closed while the pools were being replastered.

Pool

Cherie Blaker asked if handyman could put trash barrels back if they are emptied before he leaves. Handyman will be asked not to smoke in restrooms. Cherie will inspect the pool furniture and report if any repairs or replacements needed.

Communications

Mike Furlong has been updating entries on the site.

OLD BUSINESS

Ponderosa drain

Removal of the tree causing the damage to the drain wall has been completed and the wall rebuilt. Chain link fence will be reset in the wall shortly. There are several saplings growing in a similar fashion to the tree which caused this damage. California Landcare said they will treat and kill them.

Tennis court lights

A proposal was received from NLS Lighting for \$6540.75 to install 4 new LED fixtures. A motion to approve this with the cost not to exceed \$7000 was seconded and carried.

Pool plastering

Plastering has been completed. Water chemicals are being stabilized by the pool company and the heat can be turned on again after February 27th.

Street repair schedule

Tentatively scheduled for March 27th. Work will start on the Tuesday and complete on the Friday.

NEW BUSINESS

Assist. Community Manager

Tanya advised she will be leaving by the end of March since her family is moving. The position was advertised again and several candidates interviewed. The Board selected a Del Prado resident, Janice Armijo, and she will meet with Tanya to learn the requirements of the position.

Garage sale April 6th

Lita advised the association garage sale is scheduled for April 6th. Banner will be updated. Hot dogs and refreshments will be available. Residents can also set up in front of the clubhouse. Lita will include a notice in the newsletter.

Personal planting in common area

Flowers planted by the resident around a tree in front yard of XXX had been allowed to remain since they looked good and were well maintained. However, the Board has received some complaints from other residents who would also like to plant in the common area. Since our rules do not permit personal planting in common area the Board agreed that acceptance in this case was a mistake and permission should be rescinded to be consistent. A motion to advise the homeowner that these plants must be removed within two weeks was seconded and carried.

Trimming over Bandera fence

There is a very large hedge growing over the Bandera fence from the homes on the other side. It is too high for EZ Landscape to trim. Two bids were received, both for \$1000. A motion to have Modesto Tree Service do the work was seconded and carried.

Clubhouse heaters

The two gas wall heaters in the clubhouse are not operating. We will get a cost for removing them and replacing with electric wall heaters.

Next Meeting

March 20th, 2019 at 6:30 p.m. in the clubhouse. This is not the usual day.