

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
JANUARY 8TH, 2020

The meeting was called to order at 6:30 p.m. In attendance were Lita Starr, Chuck Raines, Eloise Mansfield, Kate Garcia and Brian Kelley. John Tryon represented Condoministration. Assist. Community Mgr. Janice Armijo was present.

Lita announced that the Board had appointed Kate Garcia, as Secretary, to the vacancy left by Phyllis Harsma, following her resignation.

DISCUSSION PERIOD

The Board was thanked for the new trees recently planted and for painting the clubhouse in a new, brighter color. Resident from XXX appealed a fine issued to her unit due to condition of back yard. She was advised the fine was issued due to failure to remove driveways stains. Lita will reinspect the back yard.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Eloise Mansfield reviewed the November report. A motion to approve the report was seconded and carried. She noted that a CD is maturing and the Board agreed it should be renewed for one year.

COMMITTEE REPORTS

Welcome

Christina McFall has been providing welcome packets to new residents.

Landscape

Complaint about tire marks and large clumps of wet grass on driveways will be relayed to the landscaper. Lia Cook reported three new trees have been planted.

Back yard maintenance

Janice reported on condition of back yards and is following up on some with lots of fallen fruit.

Architectural

Janice is monitoring those homes where notices were sent requiring work. Several issues regarding noncompliance will be discussed in the Executive Session.

Janitorial/Maintenance

There is a string of lights out behind Capistrano. The handyman has been working on identifying a short which keeps tripping the breaker. Still some trim painting to be completed on the clubhouse and sheds.

Clubhouse

Garbage disposal will be replaced after a new GFI is installed.

Pool

Nothing to report.

Rules

Nothing to report.

Neighborhood Watch

Nothing to report.

Communications

Nothing to report.

RV Storage

Nothing to report.

OLD BUSINESS

Spa water leak

On Point Pool and Spa have not responded to requests to repair the leak in the spa blower line. Economy Plumbing were contacted and they have agreed to do the repair and do not anticipate the cost to exceed \$1200 as quoted by On Point.

New color schemes

Since little progress has been made introducing new color schemes, the Board agreed that those homes which need to be painted can no longer be delayed. These homes will be given an additional 60 days to comply. The Board recognized trying to introduce new colors is a long term project which can't be rushed.

Painting clubhouse and sheds.

All agreed the new color scheme is much more attractive. There are still some trim areas and the doors which need to be painted.

Phase 3 greenbelt/day tennis court renovation.

Brian reported that most of the projects we've been considering would cost up to \$50k to complete. We are accruing \$10000 per year for this purpose. Meanwhile we will investigate the cost of removing the tennis court and fence and resodding the area.

NEW BUSINESS

Street markings

Dig Alert extensively marked up the Baja/Viejo intersection. Our handyman will apply seal cost to cover it.

Pool gate lock

The main pool gate lock is sticking and the locksmith is working on it.

Garage sale date

April 25th was selected for the association garage sale. Hours 7 a.m. to 1 p.m. Our banner will be put out. Residents may set up in the clubhouse parking lot too.

Next Meeting

February 12th, 2020 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary