

**DEL PRADO TOWNHOME ASSOCIATION**  
c/o Condoministration Unlimited  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**MARCH 11<sup>TH</sup>, 2020**

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

**DISCUSSION PERIOD**

Two members thanked the Board for following through and replacing two of the original color schemes which had become very dated. Owner of XXX questioned a fine assessed for an architectural violation and complained about lack of response to request for specific information on parts of the violation. This will be discussed in the Executive Session.

**APPROVAL OF MINUTES**

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

**TREASURER'S REPORT**

Eloise Mansfield reviewed the February report. A motion to approve the report was seconded and carried. It was noted that the cost of repairing the spa leak was much more than estimated because the leaks extended far beyond what the leak detector service discovered. A maturing CD with Premier America will be renewed for a minimum period.

**COMMITTEE REPORTS**

**Welcome**

Christina McFall has been providing welcome packets to new residents and a reminder was issued to report when new renters are moving in since the association is not always kept informed.

**Back yard maintenance**

Janice's report indicated nearly all back yards are being adequately maintained.

**Landscape**

Nothing to report.

**Architectural**

Chuck noted that the violations on XXX and XXX have both been resolved.

**Janitorial/Maintenance**

Handyman has completed additional sidewalk repairs. Some of the pole lights in Phase 3 are still off due to the failure of a meter panel on Baja Court.

### **Pool**

It had been scheduled to turn on the pool heater on March 11<sup>th</sup> but due to current weather conditions it was decided to postpone until it improves and temperatures warm up. A notice to this effect will be posted on pool gate.

### **Clubhouse**

Rented three times in past month, including voting precinct. Stains on carpet to be spotted and clock time reset.

### **Rules**

Nothing to report.

### **Neighborhood Watch**

Lita reported Nextdoor.com is very well populated by Del Prado residents.

### **Communications**

Mike Furlong is continuing to update the site as needed.

### **RV Storage**

Nothing to report. Lot is full and three residents on wait list.

### **OLD BUSINESS**

#### **Garage sale**

Banner will be updated and hung on clubhouse till just before April 25<sup>th</sup>.

#### **New color schemes**

Earlier in the month Chuck sent a letter to all the homes affected by the new color schemes to advise them of the changes and how and when this is to be implemented. The ACM was amended to reflect these changes and it was also decided to remove the two optional color schemes previously listed. A motion to approve the amendments to the ACM was seconded and carried.

#### **Edison meter pedestal**

Two proposals had been submitted to replace the deteriorated electrical meter pedestal on Baja Court. A motion to approve the quote from Vargas Electric for \$2600 was seconded and carried.

#### **Phase 3 greenbelt renovation**

Any action was tabled for the time being but Board members were encouraged to keep considering options.

## **NEW BUSINESS**

### **Bathroom remodel**

A meeting had been held with a contractor to discuss remodeling the restrooms. This would involve new flooring, partitions, sinks, wainscoting, painting and lights. We would purchase materials to keep costs down. Estimated at \$10-12K for both. Lita is obtaining material costs.

### **Annual meeting**

Date selected for meeting is May 27<sup>th</sup> in the clubhouse at 6:30 p.m. The next newsletter will include details of updated voting procedures, candidates and instructions on how to update voter information. A motion to appoint Jaye Killian as the Inspector of Elections was seconded and carried. Our website will include voting procedures and the information previously mentioned.

### **Next Meeting**

April 8<sup>th</sup>, 2020 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon  
Recording Secretary