

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

The meeting was called to order at 6:36 p.m. using Zoom video conferencing. In attendance were Lita Starr, Chuck Raines, Eloise Mansfield, Brian Kelley and Ann Wartinger. John Tryon represented Condoministration. Assist. Community Mgr. Janice Armijo was present.

DISCUSSION PERIOD

None.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

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

COMMITTEE REPORTS

Welcome

Christina McFall continues to visit and deliver welcome packets to new residents.

Back yard maintenance

Janice reported that of 14 owners who received notices, 11 have complied so far.

Landscape

Janice reported on the following: a hole in the lawn next to 1783OD. The gardener will be asked to fill it. Couple of brown patches in lawn are in areas where the irrigation controllers were not working due to power supply problems, these have now been corrected. 373-385CAP overgrown plants. 321-321LC dead section in divider, planter behind pool has bare areas which need new plants, 542DP needs a replacement tree in lawn, flower bed 335/321LC dry (controller related). Janice will send notices to 543BD and 1732MV advising that temporary fences must be removed.

Architectural

Chuck advised that an inspection of every home has been completed and notices were sent out to all those requiring work. He commented on the Del Prado Drive threshold from Brentley where the concrete has several holes. John Tryon will remind the City they had advised they would repair this several years ago.

Janitorial/Maintenance

Nothing to report.

Pool

Opening the pool three days per week has been very popular and the monitors are doing a great job. The Board has approved adding Mondays to the availability (see Old Business).

Clubhouse

Clubhouse is temporarily closed.

Rules

Nothing to report.

Neighborhood Watch

No report.

Communications

Mike Furlong's work schedule was affecting his ability to continue as head of this committee so Chuck Raines took over.

RV Storage

Nothing to report.

OLD BUSINESS

Residents chalking sidewalks and streets

Newsletter will advise residents that walls may not be chalked and anything put on sidewalks and streets must be removed the same day.

Pool opening- Mondays added to schedule

During the month a suggestion was made to add another day of availability since so many residents were wanting to use it. The Board had approved by email a motion to add Mondays and allocate a further \$2000 for this purpose. The motion was approved. Vote was taken by email since the pool is open for a limited period this year.

Personal items in common area

Personal items in the common area must not be left out unattended for long and never overnight. This was put in the last newsletter but will be repeated in bold to draw attention to it.

Phase 3 greenbelt renovation/restroom remodel

Lita reported that for the time being further action on these projects has been suspended. They will remain on the agenda with that notation. Meanwhile we are accumulating funds in the Reserve account for these future projects.

NEW BUSINESS

Spending limits

Lita noted that the Board's intention is to be very conservative regarding spending due to these uncertain times. The association's reserves are very well funded at this time but we will keep a tight rein on expenses where possible

Damage to irrigation system by residents

Residents are reminded to show caution when riding bikes and other toys in the common area. Several broken sprinkler heads have been noticed by streets and sidewalks where these are often ridden.

Website upgrading

Chuck Raines has been updating all of the information on our website and changed the home page to give a more contemporary appearance. The list of contractors will be distributed and edited since some of the companies listed are no longer in service.

Solar installations

Chuck reported that two new solar installations have been approved. The new type of solar panels are able to be laid flat on the roof and look much better than the old styles.

Next Meeting

August 12th, 2020 at 6:30 p.m. online using Zoom video conferencing. We need to improve the sandwich board signs advertising these meetings.

Respectfully submitted

John Tryon
Recording Secretary