

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
MARCH 10TH, 2021

The meeting was called to order at 6:30 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 and Tomek Czerwinski were present.

DISCUSSION PERIOD

None.

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 was seconded and carried.

COMMITTEE REPORTS

Welcome

Christina McFall continues to visit and deliver welcome packets to new residents. Ann said she will provide information on some recent move-ins she noticed.

Back yard maintenance

These are in pretty good shape overall. Janice has a couple of homes she's working with.

Landscape

A list of new planting requirements is discussed under Old Business.

Architectural

Chuck reported all is in order and notices have been sent after recent inspections. Janice noted repairs to XXX which are overdue were promised to be done within 2 weeks.

Janitorial/Maintenance

Tomek advised janitorial and COVID supplies OK.

Pool

See Old Business.

Clubhouse

In anticipation of reopening soon, the clubhouse will be spring cleaned and the carpet cleaned. A request was made by a member to use some of the tables for a family event and permission was given. Janice will charge a small deposit.

Rules

Nothing to report.

Neighborhood Watch

Nothing to report.

Communications

Chuck advised the web site is up to date.

RV Storage

Nothing to report. Two people now on waiting list.

OLD BUSINESS

Solar lighting in parking wells

The new solar light for above the clubhouse door has just been delivered and will be installed.

Del Prado entrance concrete repairs

The city has repaired the entrance

Table tennis table for clubhouse

Billy Starr offered to donate a new table tennis table with equipment for the clubhouse. A motion to gratefully receive this donation and permit the clubhouse to be used for this purpose was seconded and carried.

Greenbelt renovation

Lita and Brian finalized the layout and activities for the new day tennis court. Four bids on this have been requested and three were received. Prices ranged between \$24,000 and \$35,000. The Board were satisfied with the plan for renovating this area. When the fourth bid is received the Board will make a selection of the contractor to do this work.

Pool opening status

Tomek reported that bookings are pretty good for Friday and Saturday and some for Sunday. Susan Rifenbark has offered to supervise morning laps swimmers and Tomek will help. Pool is now heated.

New planting estimates

Janice had identified a number of locations where new planting is needed. EZ Landscape made suggestions for the plants which totaled \$2055. A motion to approve was seconded and carried.

NEW BUSINESS

Nominations for Annual Meeting

Brian, Eloise and Ann are completing their terms. All three agreed to accept nomination for another term. So far, there have been no other nominations.

Bench donation

An offer had been made to donate a bench for use in the common area. The Board discussed this and agreed benches would be a good addition in the green belt areas. These must be solid construction and able to withstand weather and use for many years. Samples will be obtained so the Board can make a selection.

Next Meeting

April 14th, 2021 at 6:30 p.m. This will be a zoom meeting, unless COVID restrictions change.

Respectfully submitted

John Tryon
Recording Secretary