

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
JULY 14TH, 2021

The meeting was called to order at 6:30 p.m. in the clubhouse. 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

Susan Van Der Veen requested the Board consider reducing our irrigation use by replacing turf in selected areas with other materials; in the perimeters, for example. The board agreed and this subject will be put on next month's agenda. Susan offered her services on this. Request made to put PTO on newsletter pages so readers will know to turn the page.

APPROVAL OF MINUTES

A motion to approve the Minutes of the June Board of Directors 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

Nothing to report.

Back yard maintenance

Janice said almost all issues have been resolved.

Landscape

EZ Landscape has completed almost all of the planting previously approved; in some cases tree substitutions were made because the size requested was not available. Fumigation of 469BC affected some common area plants- they may be coming back, we'll keep an eye on them. Lia Cook advised a cherry tree is required on the bank by the RV lot to replace a tree which has died. Cost \$225. A motion to approve was seconded and carried.

Architectural

Chuck reported that Dunn Edwards is not able to provide the base material used in all our colors until late August or September. The architectural committee has agreed to extend due date for any work requiring painting until November 30th because of this. Inspections are continuing.

Clubhouse

Three bookings scheduled. The clubhouse needs a deep clean.

Pool

Tomek reported no problems. There is currently a shortage of pool chemicals. Our pool service company is able to cope at this time but will advise us if the shortage affects his ability to keep the water safe. In that case it may be necessary to turn off the heater or even close the pool during the week.

Communications

Chuck will correct the website entry which details clubhouse colors. The new colors were approved in 2019: "A motion to paint the siding panels Oyster, the trim Autumn Leaf and the clubhouse door Roxy Brown was seconded and carried. "

Janitorial/Maintenance

All requested supplies have been delivered.

Rules

Nothing to report.

Neighborhood Watch

Nothing to report.

RV Storage

Nothing to report.

OLD BUSINESS

Solar lighting in common area

Our handyman will transfer the solar light from above the clubhouse to the top of the first tennis post next to the spa.

Bathroom remodel

Lita reported we will start working on this issue again and we will restrict the work to cosmetic and not a major overhaul.

Day court upgrade

Work is still scheduled to begin the week of July 19th.

New pool furniture

Four to six chaise lounges and three umbrellas need to be replaced. The last batch of furniture we bought has not held up very well. Some alternative styles were reviewed but they were not considered hardy enough. It was agreed we need to spend more and get commercial quality furniture.

NEW BUSINESS

Garage sale

Scheduled for August 14th. Flyers have been sent out. Refreshments will be supplied.

Rules and regulations distribution

It was agreed we should distribute a new set of rules and regulations to all residents. These will be delivered on the same day as our garage sale and a cover sheet will bullet point the most important issues.

Next Meeting

August 11th, 2021 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary