

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
AUGUST 11TH, 2021

The meeting was called to order at 6:30 p.m. via Zoom. 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

Clarification was asked about time limit for unmarked parking spaces- 7 days.

APPROVAL OF MINUTES

A motion to approve the Minutes of the July Board of Directors meeting was seconded and carried.

TREASURER'S REPORT

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

COMMITTEE REPORTS

Welcome

Nothing to report.

Back yard maintenance

Janice said only one problem which will require Board action.

Landscape

Janice reported the gardener has been fixing a number of sprinkler problems. The tree ordered last month has been delivered and will be installed. Lia Cook advised the recent application of lacewing larvae on trees was not successful. The Board agreed to try another application of ladybugs this time.

Architectural

Chuck reported the solar panels installed on XXX were done very well. Several owners who are required to do roof repairs have advised the roofing companies have a big backlog and extensions have been granted.

Clubhouse

Three bookings scheduled. The clubhouse has had a deep clean.

Pool

Tomek had reported no problems with pool use.

Communications

Chuck said it is important we add the website address to newsletters and any other

communications to members.

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Janitorial/Maintenance

Our handyman will be used on Saturday to help with the garage sale and delivering flyers. Our red curbs need to be painted in the coming months. The Board will further review suggestions for a golf cart for the handyman.

Rules

Nothing to report.

Neighborhood Watch

Nothing to report.

RV Storage

Nothing to report.

OLD BUSINESS

Solar lighting in common area

The more powerful solar light purchased has been installed on the tennis court fence and Board members will look at this with a view to identify other locations where this is needed.

Bathroom remodel

Nothing to report. Will remain on agenda.

Day court upgrade

The installation of pickleball courts and other multi-use activities has been completed. Trueline are scheduled to come back to install the new windscreen shortly. Use rules will be posted on the fence.

New pool furniture

Lita reported, after extensive searching for more sturdy pool furniture, it was concluded that these were usually made of wood and extremely expensive and probably not suitable for our purpose. It was agreed to purchase more "Costco type" furniture which is quite sturdy and has the benefit of being readily replaceable when damaged. We will get costs.

Benches

Lita reported on a bench from Uline which is suitable for the new pickleball court. We need to purchase four, plus one picnic table with seats. Costs will be obtained. One bench donated to the association will be placed behind the pool enclosure.

Pool chemical shortage

Our pool service company reported it is a challenge but he is able to obtain enough chlorine so no remedial action is needed- at this time.

Garage sale arrangements

Scheduled for Saturday 8/14 from 7 a.m. till noon. Notices and our banner have been posted.

Hot dogs and refreshments will be available at 10 a.m.

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NEW BUSINESS

Rules and regulations distribution

Lita has prepared a letter summarizing the more important rules and architectural guideline points for circulation. This will be delivered by our handyman to all Del Prado homes and mailed to non-resident owners. It was decided this was more economical than delivering all the rules and regs which are available on request and on the website.

Irrigation conservation

Susan Van der Veen reported on steps we can take to conserve water. She has been in touch with the City and reported they have rebates available for water-wise irrigation controllers. Susan identified areas on our map where lawn areas could be converted to something else, not requiring irrigation. The Board agreed this was a logical and most easily accomplished first step. She also has a list of recommended drought tolerant plants.

The Board determined we should introduce Eric Zook, our landscaper, and Susan, since his input and knowledge will be most important.

Next Meeting

September 8th, 2021 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary

