

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
OCTOBER 13TH, 2021

The meeting was called to order at 6:30 p.m. using Zoom. In attendance were Chuck Raines, Eloise Mansfield, Brian Kelley and Ann Wartinger. Lita Starr was absent. John Tryon represented Condoministration. Assist. Community Mgr. Janice Armijo was present and Susan Van Der Veen.

DISCUSSION PERIOD

None.

APPROVAL OF MINUTES

Janice Armijo pointed out the vehicle XXX asked to park on the street was a car, not a truck. A motion to approve the Minutes as corrected was seconded and carried.

TREASURER'S REPORT

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

COMMITTEE REPORTS

Welcome

Ann has received the supply of welcome packets and replaced a few pages which needed updating. Attempting to deliver to two addresses.

Back yard maintenance

Janice reported no problems.

Landscape

No issues to report.

Architectural

Janice reported three homes have been given an extension till November 1st to complete roof repairs due to contractor backlog. Our paint colors are becoming available again and Janice will advise those who have had to put their work on hold.

Clubhouse

Three reservations made.

Pool

It was decided we will keep the pool heater on through Thanksgiving unless to weather is poor. Non-slip mats have been installed in the ladie's restroom. Brian will check and if OK we'll get the same for the men's.

Communications

All up to date.

Janitorial/Maintenance

Nothing to report.

Rules

Brian will circulate updated rules for the pickleball courts.

Neighborhood Watch

Nothing to report.

RV Storage

All spaces are taken and three on the waiting list.

OLD BUSINESS

Solar lighting in common area

Brian thought we have sufficient lighting in the common areas and no suggestion was made for additional lights in the green belts.

Bathroom remodel

Nothing to report yet. Will remain on agenda.

Water conservation report

Susan V. had submitted a report on recommendations from Water Wise. These included replacement/repair of a number of sprinklers and replacement of at least two controllers which are having some problems. Susan is looking into rebates for turf removal although, some Board members think this should be kept to a minimum. It was agreed that anything done must have input from our landscaper and a meeting will be arranged when Lita returns. It was noted that several of our controllers are still scheduled for more than three days per week and our landscaper will be reminded this must be corrected immediately. There is also a broken water line by the redwood trees behind the pool which needs to be repaired immediately.

Pickleball rules and clinic

Brian will circulate updated rules and Board members will approve ASAP so we can get them on the website. A pickleball clinic has been arranged and eight members have signed up so far. Cost \$70.

NEW BUSINESS

Tennis court resurface

Our two lit courts need resurfacing. Two bids have been received and a third is coming. Cost ranges between \$20K and \$24K.

Common area benches

A new bench has been installed in the greenbelt area behind the pool and all agreed it is a great addition. This was donated by Lia Cook. We will consider additional locations for benches in the spring. Our handyman is working with the gardeners to redirect sprinklers which are spraying it.

Christmas party

This will be tabled until next month when Lita returns.

Next Meeting

November 10th, 2021 at 6:30 p.m. This will be a Zoom meeting.

Respectfully submitted

John Tryon
Recording Secretary