

**DEL PRADO TOWNHOME ASSOCIATION**  
**c/o Condoministration Unlimited**  
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**MINUTES OF THE RECONVENED ANNUAL AND BOARD OF DIRECTORS MEETING**  
**JUNE 8<sup>th</sup>, 2022**

The meeting was called to order at 6:30 p.m. in the clubhouse. The original meeting on May 25<sup>th</sup> was postponed due to lack of a quorum. In attendance were Lita Starr, Chuck Raines, Eloise Mansfield and Brian Kelley. Ann Wartinger was absent. John Tryon represented Condoministration. Pool Monitor Tomek Czerwinski was present. Inspector of Elections Phyllis Harsma was present. Janice Armijo had submitted her resignation and was not present.

**QUORUM**

It was reported a quorum of ballots and proxies and members in attendance had been received.

**ELECTION OF DIRECTORS**

Phyllis Harsma completed counting the ballots and reported Marty Ahearn and Susan van der Veen were elected.

**APPROVAL OF MINUTES**

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

**TREASURER'S REPORT**

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

**COMMITTEE REPORTS**

**Welcome**

Ann Wartinger had advised she has delivered welcome packets to all new residents.

**Back yard maintenance**

No report had been submitted.

**Landscape**

No report had been submitted.

**Architectural**

Chuck reported 67 letters will be generated, as a result of the most recent inspection, requiring owners to catch up on home maintenance.

**Janitorial/Maintenance**

Additional pool supplies have been ordered.

### **Pool**

Nothing to report.

### **Clubhouse**

Nothing to report.

### **Rules**

Nothing to report.

### **Neighborhood Watch**

Nothing to report.

### **Communications**

Chuck Raines advised the site is up to date.

### **RV Storage**

All spots are taken and several members are on the waiting list.

### **OLD BUSINESS**

#### **Water conservation**

Susan van der Veen submitted a report showing how much irrigation has been reduced in comparison to last year, with the exception of March and this may have been due to an underground leak on Monte Vista. She said new city restrictions on irrigation only allow irrigation of residents' lawns one day per week and no irrigation at all on the green belts. There is some question about whether or not our greenbelts fall under the "industrial/commercial" classification which does not permit irrigation. Marty and Susan will clarify these points before any major changes are made in the irrigation schedule.

#### **New tennis/pool signs**

Brian reported the new signs are in process and still require review and approval by the Board.

#### **Replace front pool gate**

Two proposals had been received for replacing the front pool gate with a new wrought iron gate with gravity hinges and two hydraulic closers to ensure the gates lock when closed. A motion to approve the proposal from All Valley Wrought Iron for \$1650 was seconded and carried.

#### **Bathroom remodel**

American Vision Baths will be coming out next week to give a proposal similar to what Re-Bath submitted.

### **Garage sale arrangements**

Scheduled for 8/27. 7 a.m. to 12:00 p.m. Lita will make arrangements for snacks and refreshments and advertising. The association will not make arrangements to pick up left overs following the event.

### **NEW BUSINESS**

#### **Tennis court resurface**

Two proposals had been received for resurfacing the courts. TD Sports West quoted \$24,755 and Trueline Construction quoted \$20,913.60. This includes recaulking the expansion joints in the deck. A motion to approve the Trueline proposal was seconded and carried. This is the company that recently installed our pickleball courts.

#### **Assistant Community Manager position**

Janice Armijo submitted her resignation so we are looking for a new person, hopefully from within our community. Lita Starr has revised the job description. We already have one member interested in the position.

#### **Awards**

Crystal desk awards and gift certificates were presented to Lita Starr and Chuck Raines who were both going off the Board after many years of service on the Board and committees. Chuck presented the award to Lita and Brian did the same for Chuck and both were cheered for all their work on behalf of the community. Lita expressed her thanks to the Board members who have always been very supportive and the homeowners for being so cooperative and appreciative.

#### **Next Meeting**

July 13<sup>th</sup>, 2022 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon  
Recording Secretary