

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
NOVEMBER 10TH, 2010

The meeting was called to order at 6:30 p.m. In attendance were Dave Beaumont, Jaye Killian, Lita Starr, Edmund Heath and Christina Cornelius. John Tryon represented Condoministration.

OPEN DISCUSSIONS

Gifts still in Lost and Found will be donated to charity. Clubhouse will be decorated for Christmas on November 29th. Edison meter by Kino drain will be removed.

APPROVAL OF MINUTES

A motion to approve the October minutes as circulated was seconded and carried.

TREASURER'S REPORT

Lita Starr reviewed the October report. The next CD will mature in February. A motion to approve the report as presented was seconded and carried.

COMMITTEE REPORTS

Welcome

We still need someone to take over this committee since Lia has retired.

Landscape

Tina Johnson reported there are a total of 32 alcoves on Brentley. She and Eric Zook will do a survey of the irrigation system and report in January what repair work is needed and how much. They will also look at the green belt areas which have poor drainage and report their recommendations in January.

Back yard maintenance

Dave Beaumont advised that three letters were sent to homes requiring work and these have been completed.

Pool

No issues to report from pool monitor. Hose reel needed and bench in spa needs repainting.

Architectural

Chuck Raines reported that next week the committee will do follow up inspection on the letters sent out in August. List of repair items for clubhouse has not been completed. 1762EC did back yard work and roof shingle replacement as required but they painted rear fence wrong color. Rear trim has not been painted as required and board authorized having this done

by the association and charged to the homeowner. A notice has also been sent to the owner advising that now ALL the wood trim needs to be painted by January and we will suggest that all of this be done when the rear trim is painted.

Maintenance/Janitorial

Steve Buchan reported Baja light string has been repaired. Additional red paint for curbs has been ordered and he will prepare a map showing areas still to be completed. He was instructed to go ahead and clean the areas which may not have been power washed and paint. Gert reported there is some loose carpet in the equipment room and a chair stuck in the tennis fence. Steve will take care of these.

Rules

Residents of 1783OD have been parking three cars on the street and working on vehicles in the street. Dave Beaumont spoke to them and they agreed to comply with rules in future.

Clubhouse

Rented six times in past month.

Neighborhood Watch

Neighborhood Watch meeting scheduled for November 11th. There were seven 911 calls last month; 5 for suspicious subject.

Communications

Nothing to report.

OLD BUSINESS

Rear fence policy

The board reviewed a proposed amendment to the policy. Some changes were made and a motion to approve the amendment was seconded and carried. Chuck Raines will prepare and circulate the amendment.

Kino drain vents

During the month the board approved having some legs welded onto the drain cover which will allow leaves and small debris to pass without blocking the grate.

Pool heater

The board agreed the heater should be turned off November 12th.

Pool deck sealing

Two bids had been submitted. A motion to approve the bid from Coast Deck Coating was seconded and carried. The work will be done when they think it's best. Pool area will be closed while the work is going on.

NEW BUSINESS

Green belt drainage

Dial Construction will be asked to propose solution for some of our green belt drainage problems.

Lawn dethatching

The board discussed the problem of the thatch build up in the lawns. EZ Landscape estimated around \$8000 to do this. Another bid will be obtained and this will be discussed in January. EZ also quoted \$30 each for cost of raising irrigation lids.

Asphalt bids

Two proposals were submitted for street repairs on Del Prado from the Onda intersection, past the clubhouse and to the Viejo intersection. A materials cost increase is anticipated on January 1. A motion was made to approve the Quality Paving bid for 22,068 sq ft of 1" asphalt overlay at a cost of \$27,364.32. However, payment cannot be made until January so they must either do now and accept payment in January or delay work till January but hold price of \$1.24 per sq ft. A motion to approve the motion was seconded and carried. (*Note: following the meeting Quality Paving agreed to do the work end of November and accept payment first week of January*).

Budget for 2011

It was agreed that we should be adding more funds to our street reserve. A motion to increase the transfer to street reserves to \$24,000 per year and increase monthly assessment to \$135 was seconded and carried. We will also attempt to cancel the tree trimming contract (which runs through 2012) and if successful the savings will also be diverted to street reserve.

Next Meeting

January 12th, 2011 at 6:30 p.m. in the clubhouse.

EXECUTIVE SESSION

Violations

No violations to review.

An executive session will be arranged to conduct employee reviews. Dave Beaumont and John Tryon will do these.

Respectfully submitted,

John Tryon
Recording Secretary