

DEL PRADO TOWNHOME ASSOCIATION

c/o Condoministration Unlimited

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MINUTES OF THE BOARD OF DIRECTORS MEETING

SEPTEMBER 8TH, 2010

The meeting was called to order at 6:30 p.m. In attendance were Dave Beaumont, Lita Starr, Jaye Killian, Edmund Heath and Christina Cornelius. Kelly Beckton had resigned for personal reasons and Christina Cornelius had been appointed to fill the vacancy. John Tryon represented Condoministration.

OPEN DISCUSSIONS

Lia Cooke pointed out that she is not the person to contact for access to the clubhouse library. Suggestion made to reduce thatch in lawns and to do a better job cleaning front of clubhouse.

APPROVAL OF MINUTES

A motion was made to approve the minutes of the August meeting as circulated. The motion was seconded and carried.

TREASURER'S REPORT

Lita Starr reviewed the August report. A Santa Barbara Bank CD is maturing and it was decided to renew it for 6 months. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Three new residents have been visited. Lia needs additional sets of rules.

Landscape

Very heavy leak in front yard of 1772DP. Lawn area over new Kino trench needs more water and grass seed to cover properly. Tina Johnson will get a commitment from EZ Landscape as to when they will start some of the recently approved new planting jobs. Tina was asked to find out how many insets in the wall on Brentley still need to be planted and to select a better plant than impatiens for use at the entrances on Brentley.

Back yard maintenance

Dave Beaumont advised four letters were sent out last month. Two owners have already completed the requested work and he will send follow up letters to the other two.

Architectural

Chuck Raines advised 71 items were identified as needing work and letters have been sent to owners with a November 10th completion date. Board authorized roof and rear yard work at be xxxx carried out and the costs billed to the owner. The colors on the 1762 – 1790EC building do not match the color chart due to a typo when it was originally prepared. A motion to correct the ACM to conform with the actual colors used was seconded and carried. Chuck will check on fence at xxxx which may be the wrong color. Architectural committee will inspect clubhouse exterior and make a list of any work needed.

Maintenance/Janitorial

Gert was authorized to purchase a new mop and supplies. Steve Buchan has started work on red curbs since power washing has been completed. The curbs at both the Monte Vista and Del Prado entrances will be painted as well as Escondido/Del Prado intersection. Jaye and Steve will do a walkthrough to determine all areas to be painted.

Pool

Mary Runge reported no major problems. Pool was closed due to a problem with wading pool drain cover which had been incorrectly installed by Skinner Plastering. Environmental Health Dept also required Skinner to check other drain covers. Skinner took care of items and the pool area was opened after reinspection.

Rules

The Board discussed parking violation procedures and confirmed that when a complaint is made about vehicles being parked over the permitted time the association will begin to monitor and start timing from that point.

Clubhouse

Used three times in past month. Clubhouse carpet to be cleaned after Election Day and cleaner will be asked what a special stain removal visit would cost.

Neighborhood Watch

Nine 911 calls in the past month. Mary Runge is trying to arrange a Neighborhood Watch meeting soon.

Communications

Dave reported that web page has been updated.

OLD BUSINESS

Pool deck sealing

One bid has been received for \$9882. Sealing will require complete removal of the existing surface to prevent it peeling in future.

Pool furniture

Kelly had to send a picture to Alumatech showing bent table leg. She reported they are sending a replacement leg.

Clubhouse carpet

Will be cleaned after elections in November.

NEW BUSINESS

Pool area security

The Board discussed whether installation of a camera security system in the pool area is necessary. It was decided our problems don't warrant this expenditure at this time.

Clubhouse rules

The board discussed some changes to the clubhouse rules to try and cover some problems we've had recently when it is used for parties. Some amendments were suggested and drafted and the board will review the final version next month for approval.

Next Meeting

October 13th at 6:30 p.m. in the clubhouse.

