

# DEL PRADO TOWNHOME ASSOCIATION

c/o Condoministration Unlimited  
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## **MINUTES OF THE BOARD OF DIRECTORS MEETING** **APRIL 8<sup>TH</sup>, 2010**

The meeting was called to order at 6:30 p.m. In attendance were Dave Beaumont, Lita Starr, Tom Kline and Kelly Beckton. Carl Melhorn was absent. John Tryon represented Condoministration.

### **OPEN DISCUSSIONS**

Gate painting policy was discussed. See under Old Business.

### **APPROVAL OF MINUTES**

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

### **TREASURER'S REPORT**

Lita Starr reviewed the March report. A motion to approve the report was seconded and carried.

### **COMMITTEE REPORTS**

#### **Welcome**

Lia is having problems delivering docs to new resident of XXX Del Prado.

#### **Landscape**

Two new trees were planted behind Capistrano and a new tree planted by XXXVD. Broken irrigation line in Phase 1 will be repaired. Lady bugs need to be ordered for jacaranda trees. Lia made a request for \$450 for Heavenly Bamboo on Brentley. A motion to approve this and the purchase of the Lady Bugs was seconded and carried. Lia said she will be retiring end of August and we need to find a replacement to head this committee.

#### **Back yard maintenance**

Kelly Beckton said 33 letters have been sent out to owners requiring work to be done.

#### **Architectural**

Chuck Raines reported 31 letters have been sent out to owners to follow up on work not completed as previously requested. No letters will be sent out regarding painting natural finish gates since this issue is still under discussion.

#### **Maintenance/Janitorial**

Steve Buchan was asked to get cost for combination locks on electrical panels. He will get cost for replacing base boards for mailboxes which need to be replaced. Steve was given authorization to purchase any paint colors needed to paint newly installed Verizon boxes to match siding. Gert Vanasse requested replacement of faucets on bathroom sinks since it's difficult to clean around the old ones.

#### **Pool**

Mary Runge submitted report. She requested pool rules be sent out again and suggested residents be asked to check their key numbers against lot number when next statements are mailed.

### **Rules**

In response to a suggestion to change some of the pool rules the board agreed that they are working well as is and no changes needed.

### **Clubhouse**

Used twice in the past month.

### **Neighborhood Watch**

There were six 911 calls in March.

### **Communications**

Nothing to report.

### **OLD BUSINESS**

#### **Gate painting requirements**

A number of owners were present to discuss the requirement approved last year that all natural finish gates needed to be painted by the end of March. Their opinion was that if this rule was passed because of poorly maintained natural finish gates it resulted in penalizing those who did maintain their gates and the attention should be directed to those who don't. Dave Beaumont advised that this matter would be tabled until June when the new Board meets since it will be their responsibility to enforce it.

#### **Kino drain**

Hawks & Associates have amended the specifications to show the drain going underneath the green belt area behind Capistrano rather than under the street and the plans will be submitted to City of Camarillo for approval. Bids will then be solicited.

#### **Solar panels**

Tom Kline did considerable research on this subject. In summary, with our individual electricity consumption it would take many years to recoup the cost of installation- to the point where replacement could be required before the cost is offset. The panels are also extremely ugly and would be an eyesore if installed. Although improvements in efficiency may occur in the future, at this time the negative ascetic value far outweighs any cost savings. Based on this, a motion was made, seconded and carried to add an amendment to the Architectural Control Modifications stating that the installation of solar panels will not be approved.

### **NEW BUSINESS**

#### **Pool furniture**

Kelly reported on several different styles and types of furniture available to replace ours which is in generally poor condition. A motion was made to consider purchasing the following quantities and (estimated cost): 10 lounges (\$1500), 4 tables (\$800), 4 umbrellas (\$1100) and 10 chairs (\$300). The motion was seconded and carried. Kelly will get firm costs and shipping charges and e-mail the board.

**Political signs**

After some discussion on whether additional rules would be necessary to address this issue, it was agreed that our existing rules stating no signs are permissible in common area (except for sale or rent) are sufficient.

**Next Meeting**

Annual meeting May 27<sup>th</sup>, 2010 at 6:30 p.m. in the clubhouse.

Respectfully submitted,

John Tryon  
Recording Secretary