

DEL PRADO TOWNHOME ASSOCIATION

c/o Condoministration Unlimited

355 N. Lantana Street #710

Camarillo, CA 93010

(805) 984 1648 Fax (805) 383 2926

MINUTES OF THE ANNUAL MEETING

MAY 27TH, 2010

The Annual Meeting was called to order at 6:38 p.m. Board members in attendance: Dave Beaumont, Lita Starr, Kelly Beckton, Tom Kline and Carl Melhorn. John Tryon represented Condoministration.

It was established that a quorum was present. A motion to approve the Minutes of the last meeting as previously distributed was seconded and carried.

GENERAL

Financial

Lita Starr reviewed the association's current financial status.

Landscape

Lea Cook gave a report on current landscaping projects. She is retiring from the committee and was thanked for all her past service to the association.

Pool

Several chairs had been stolen from the pool area. The Board has been discussing and reviewing the purchase of new furniture and a motion was made to purchase umbrellas locally and order 8 chaise lounges, 8 chairs and two tables from Alumatech at a cost of \$2032. The motion was seconded and carried.

Neighborhood Watch

Dave submitted a copy of the latest reports showing six 911 calls in the past month. Nothing major. We have a new liaison with the Camarillo P.D.- Deputy Sean Britt 388-1530.

Back yards

Kelly Beckton advised that there will be a 30 day extension for those back yard which required improvements by May 30th.

Kino drain

Dave Beaumont spoke about the project where a drain would be installed where water drains through the Kino wall onto our property. Instead of this running down the middle of our streets it would be diverted into an underground drain which would run out to Brentley under Coronado or the green belt behind Coronado. Civil Engineer Glen Hawks was present to answer questions about the project. Approval has been given by the City. A meeting with various contractors will be held to obtain bids. Hawks estimated the project would take 4 weeks to complete.

ELECTION OF DIRECTORS

Don Vanasse, Tom Kline and John Tryon were appointed as ballot inspectors. Dave Beaumont, Edmund Heath and Jaye Killian had previously been nominated. Nominations were requested from the floor but there were none. The ballot envelopes were opened and tallied and Dave Beaumont announced that Dave Beaumont, Jaye Killian and Edmund Heath were elected to a two year term. Kelly Beckton and Lita Starr have another year to complete their terms.

The annual meeting was adjourned.

ORGANIZATIONAL SESSION

The Board members voted on offices as follows:

President	Dave Beaumont
Vice President	Jaye Killian
Treasurer	Lita Starr
Secretary	Kelly Beckton
Member at large	Edmund Heath

Maintenance

Steve Buchan was asked to install lever handle faucets in the restrooms and to repair mailbox at 1786DPD. Ten or twelve keyed-alike locks will be purchased which Steve will put on electrical panels.

Solar panels

Recently the board passed an amendment to the ACM restricting the installation of solar panels on roofs. It was discovered that California does not permit blanket restrictions so this amendment was rescinded. Our existing ACM still requires any exterior change to be approved prior to installation.

NEXT MEETING

June 16th, 2010 at 6:30 p.m. in the clubhouse.

Respectfully submitted,

John Tryon
Recording Secretary