

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
FEBRUARY 17TH, 2011

The meeting was called to order at 6:30 p.m. In attendance were Dave Beaumont, Lita Starr, Tom Kline, Christina Cornelius and Sally Allen. John Tryon represented Condoministration.

OPEN DISCUSSIONS

Harvey Mardyks, a new owner, offered to help upgrade the tennis courts and to arrange tennis lessons and tournaments. Question asked about when metal plates used by the gas company on Coronado will be picked up. Gate latch on Onda is broken.

APPROVAL OF MINUTES

Correction made to January minutes: under Open Discussion, Mabry rear gate, not front, will be replaced. A motion to approve the minutes as corrected was seconded and carried.

TREASURER'S REPORT

Lita Starr reviewed the January report. One of the CDs is coming up for renewal. 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 not able to attend meeting. EZ doing a lot of shrub trimming. They will be asked to start dropping mower height to reduce thatch. Tina had submitted a new list of requested projects including costs. A motion to authorize #10 (20 rose bushes by 453VD) for \$550 and #12 (3 aga panthas by 316CAP) for \$75 was seconded and carried.

Back yard maintenance

Dave Beaumont advised that the two homes which received notices regarding back yards are complying.

Pool

Pool and clubhouse are currently closed due to deck resurfacing. Pool furniture needs plastic feet to avoid scratching new surface. Alumatech, the manufacturer of the pool furniture, has been contacted regarding the paint which is flaking off on several of the pieces and needs to be taken care of under warranty.

Rules

Nothing to report.

Architectural

Chuck Raines advised follow up inspections have been completed on the homes which had not complied with repairs required after the August inspections. Last month these homes were fined \$100 and advised the association would have the work done if they did not comply in 30 days. Since the last meeting the board had agreed to forgive the fines if owners complied within the 30 days. The following units have not complied and their \$100 fines will remain and the association will now have the work done at their cost: 404BC, 690BD, 1780DP, 1708MV, 1861OD. A new round of inspections will be completed by the end of February.

The ACM has been updated to include requirement for all Christmas decorations to be removed by January 21st. A motion to approve this latest version date February 17th was seconded and carried. A number of homes have a small number of roof shingles which need to be replaced and we will try to work out an arrangement with a roofer to do them all at one time (at owner's expense) to reduce cost. Two groups have fences which have deteriorated to the extent that they need to be replaced with block walls: 1726/1732MV and 306/318LC.

Maintenance/Janitorial

Suggestion made to sand and oil/varnish the wood on clubhouse chairs. It was agreed to have Gert and Steve work on two of them and then the board will decide by e-mail whether to proceed or not. Steve reported that the new timer on the tennis court is not working correctly. A list of several items requiring attention was given to him

Clubhouse

Nothing to report.

Neighborhood Watch

Four 911 calls received during the past month.

Communications

Nothing to report.

OLD BUSINESS

Pool deck sealing

Coastal Deck Coating has started work on the pool deck and discovered the condition of the concrete to be worse than anticipated; many more cracks requiring treatment. They are asking for additional \$2072 to cover additional labor and materials. After some discussion a motion was made to authorize an additional \$1100 which would cover the cost of materials. A motion to approve was seconded and carried.

Lawn dethatching

Two proposals had been received for dethatching and aeration. One was for \$12000 and the other \$37000. It was decided to table further discussion till the fall and in the meantime have gardener drop mower height to reduce thatch.

Green belt drainage

Two bids were received for replacing a section of greenbelt sidewalk off of Viejo to improve drainage. A motion to approve the bid of \$450 from JC Landscape was seconded and carried.

Pool monitor vacancy

Dave advised two residents are interested and will be submitting resumes.

Brentley fence panels

Several bids for replacing these were reviewed. No action to be taken at this time but next budget will include provision for replacing these at the rate of \$2230 for 5 panels.

NEW BUSINESS

Roof shingle specifications

There has been a problem with owner installation of roof shingles which do not match existing colors. The architectural committee will draft wording which will clarify that committee approval is required for any variation from the existing colors and style.

Driveway repair

Several bids were submitted for replacement of a driveway at 1787DP which had been damaged by a tree and resulted in a trip hazard. A motion to approve the bid from J.C. Landscape for \$1980 was seconded and carried.

Asphalt paving

The board discussed the advisability of doing the next phase of asphalt repair (phase 3) now, rather than at the end of the year. Asphalt prices are anticipated to increase as the year goes by and it was agreed it makes sense to do any work scheduled for this year sooner rather than later to avoid any increases. Two bids were received for repairing asphalt on Viejo from Del Prado to Monte Vista. J&H Construction quoted \$34,925 and Quality Paving \$33,006 for approximately 27,500 sq. ft of grinding and 1" overlay. A motion to approve the Quality Paving bid was seconded and carried. Work will be done in March and when ground temperatures are warmer.

Next Meeting

March 16th, 2011 at 6:30 p.m. in the clubhouse.

Respectfully submitted,

John Tryon
Recording Secretary