

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
APRIL 12TH, 2011

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

OPEN DISCUSSIONS

XXX asked for permission to use clubhouse Monday mornings for a small bridge group. Board approved subject to availability. Complaint made about water being turned off in common area and phase 1 back yards. This was due to a water line break. Gardner has been asked to give us advance notice when backflow is going to be turned off..

APPROVAL OF MINUTES

Correction made to note that tennis league issue was tabled. A motion to approve the minutes of the March meeting as corrected was seconded and carried.

TREASURER'S REPORT

Lita Starr reviewed the March report. One of the CDs which matured in March was rolled over. A motion to approve the report as presented was seconded and carried.

COMMITTEE REPORTS

Welcome

Betty Rotenberg has agreed to take over this function.

Landscape

Tina Johnson reported that items 9, 10, 11 and 12 on the planting list have been completed. A motion to approve additional items 6 and 7 on the list at a cost of \$430 was seconded and carried. Tina Johnson was thanked for doing such a great job with the landscaping since having taken over. Landscaper will be reminded to submit at least a quarterly irrigation report.

Back yard maintenance

Dave Beaumont said owners need to be advised to take care of all the weeds which have sprouted up after the rains.

Pool

Additional information requested by Alumatech regarding warranty claim for paint chipping off pool furniture. Steve Buchan is continuing to do pool lock and unlock for time being.

Rules

Problems with residents not cleaning up after their pets will be more strictly enforced in future.

Architectural

Chuck Raines advised the next reinspection of requested repairs is scheduled for April 30th. Owner of XXX requested permission to raise 3' block wall to 6'. This is a perimeter location. Contractor gave assurance the new extension could be made without looking like an add-on. The board had no objection.

The owners of XXX and XXX were advised their fences had deteriorated to the point where they must be replaced with block walls. Prior notice had been given to them that this would be required in the future. The owners of XXX requested a 30 day extension to complete this work which was granted by the board. Owner of XXX had been given a notice to do some minor fence repairs and instead put up a new fence. Owner was advised that ACM does not permit construction of new wood fences; must be a block wall and she agreed to have the fence removed and a block wall constructed. Adjoining neighbor has not given permission for the party fence to be replaced so it will remain for the time being.

XXX was given permission to add a 3' trellis to back wall provided it is constructed like the one at XXX and planted with vines.

Owner of XXX claimed heater door and frame had been damaged by sprinkler overspray. This was examined by the gardener and members of both the board and the architectural committees. The sprinklers are not hitting this area and it was agreed the problem is dry rot and termites. This is not the association's responsibility.

Maintenance/Janitorial

Steve Buchan will paint yellow the new speed bump on Viejo. Red curbs need to be redone on Viejo where asphalt work was done. Steve will repaint three sides on the pool equipment shed. Paper towel dispenser to be replaced in restrooms and new toilet seats put on. New lock to be installed on storage room door and keys distributed to the board.

Clubhouse

No report.

Neighborhood Watch

Six 911 calls made during the past month.

Communications

Nothing to report.

OLD BUSINESS

Visibility at entrances

Dave Beaumont had checked with the City of Camarillo and was advised we could not attach mirrors to the light poles on Brentley since they belong to SCE. In addition, if we install mirrors the association could be held liable for any incidents related to their use. The City will not install speed bumps on Brentley since it is a thoroughfare.

Asphalt repairs

Quality Paving has completed the resurfacing of asphalt on Viejo Drive.

Annual meeting

Scheduled for May 25th. We are still looking for more nominations for vacancies on the board.

Pool monitor

We are still looking for a replacement. Dave Beaumont will check with XXX who may be interested. An ad will be run for two weeks; lock and unlocking will not be required.

Sidewalk

The new sidewalk in the green belt area off Viejo needs to have the soil around it built up closer to the level of the sidewalk.

Removal of Edison box

The board discussed the unused Edison box on Viejo. Creico Electric quoted \$225 to remove it and seal wires. A motion to have this done was seconded and carried. The wires are to be buried after removal. Edison will first remove the meter.

NEW BUSINESS

Irrigation overhaul

EZ Landscape has not yet completed a survey and recommendations of what work may be needed on the irrigation system.

Next Meeting

May 25th, 2011 at 6:30 p.m. This is the annual meeting.

EXECUTIVE MEETING

The board met in executive session to discuss a parking violation at XXX (rule 15a). The tenant is still committing the violation so a motion to approve a \$100 fine was seconded and carried. Neither the owner or the tenant were present.

A communication had been received from owner of XXX indicating the owner of XXX had said she was not able to replace her fence with a wall as required. No communication or request for extension has been received from owner of XXX so no action was recommended at this time.

Respectfully submitted,

John Tryon
Recording Secretary