

**DEL PRADO TOWNHOME ASSOCIATION**  
c/o Condoministration Unlimited  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**MARCH 16<sup>TH</sup>, 2011**

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

**OPEN DISCUSSIONS**

Garage light over 1795DP burnt out. Gert Vanasse requested more time be given to speakers in this session and repeated request that the day tennis court be used for other purposes.

**APPROVAL OF MINUTES**

A motion to approve the minutes of the February meeting as circulated was seconded and carried.

**TREASURER'S REPORT**

Dave Beaumont reviewed the February report. One of the CDs is coming up for renewal and the board discussed a suggestion to reinvest for 5 years to get a 2% interest rate but rejected tying up funds for this long. A motion to approve the report as presented was seconded and carried.

**COMMITTEE REPORTS**

**Welcome**

We still need someone to take over this committee.

**Landscape**

Tina Johnson said EZ Landscape will do the planting of the two items approved last month (10 and 12) in the next few weeks. A motion was made to approve items 9 and 11 on the planting list for total of \$600. The motion was seconded and carried. EZ Landscape will be asked to check overspray on heater door and siding of 612OD and to prepare a report advising on any other sprinkler head issues which need to be resolved. (Note: Following meeting Eric Zook advised sprinkler heads were not spraying onto 612OD wood and damage was result of termite infestation)

**Back yard maintenance**

Dave Beaumont advised a new list will be prepared next month.

**Pool**

Deck sealing has been completed, Expansion joint caulking must still be done by Viking Pool and they expect to get this done next week. Pool scheduled to reopen on April 1<sup>st</sup>. Alumatech have not yet responded regarding warranty claim on paint peeling off furniture. We are still looking for suitable plastic skids to put on chairs and chaise lounges to prevent scraping pool deck.

**Rules**

Nothing to report.

### **Architectural**

Chuck Raines advised on Feb 28<sup>th</sup> letters were sent out to owners requesting 105 repair items be taken care of. Many are for painting roof vents. Three owners have called requesting referral for someone to do these and will be referred to Kevin Loudermilk. Chuck advised that four owners' fences have been identified as needing replacement with slumpstone walls; certified letters have been sent.

### **Maintenance/Janitorial**

Gert Vanasse said she had cleaned up one of the clubhouse chairs. The board discussed whether we should have the chairs stripped and revarnished but rejected this because they are too old and shaky to spend the money on them. We are looking for used replacements. Repairs to clubhouse storeroom, pool shed roof, painting of wrought iron and shingle repairs will be completed this week.

### **Clubhouse**

Clubhouse has not been used due to deck sealing in progress.

### **Neighborhood Watch**

Nine 911 calls received during the past month. Six of them were to one address where the residents have now moved out.

### **Communications**

Nothing to report.

### **OLD BUSINESS**

#### **Pool deck sealing**

This has been completed and expansion joint caulking will be done next week.

#### **Roof shingle**

The architectural committee was tasked to draw up a standard for roof shingles but Chuck Raines said it's not possible for a couple of reasons. There are too many styles already in use and guidelines would have to be too vague. The existing ACM already advises owners they need to get approval for any exterior changes.

#### **Asphalt repair**

The work on Viejo is scheduled for March 23<sup>rd</sup> (grinding) and 25<sup>th</sup> (paving) by Quality Paving. Notices will be posted.

#### **Pool monitor vacancy**

Nothing finalized yet on replacement..

## **NEW BUSINESS**

### **Tennis court usage**

Nothing further has been heard from the homeowner who spoke last month about tennis court upgrades and possibly organizing a tennis league. The board had several concerns: would non-residents be included; would there be a charge for classes; how would this impact parking; the owner concerned is not the resident since his son lives in the unit. This will be tabled until more information is provided.

### **Roof shingle repairs**

Dave Beaumont arranged for A1 Roofing to give a cost for replacing missing roof shingles if enough owners call to get this done in one trip. Costs as follows: up to 3 shingles \$65, 4 to 7 shingles \$85, 8 to 12 shingles \$135. Info will be put in next newsletter.

### **Estimates for mirrors and metal gates**

Suggestion was made to put mirrors at Brentley exits to improve visibility. Problem is they cannot be attached to light poles which are City property. Suggestions were made to request speed bumps on Brentley to slow down traffic or extend red curbs either side of entrances to improve sight line. Dave Beaumont will approach the City to see if they can help with this issue.

### **Annual meeting arrangements**

Nomination form has been mailed out to all members for elections in May.

### **Next Meeting**

April 12<sup>th</sup>, 2011 at 6:30 p.m. in the clubhouse.

## **EXECUTIVE MEETING**

The board met in executive session to discuss the tree trimming contract and if we should attempt to cancel it. All agreed that the trees are our biggest asset and they look better than they ever have. Also, since the contract started we have not had any problems with falling trees and breaking branches. All agreed we should continue with the contract.

Also discussed was the status of our reserve funding. We are doing another phase of street repairs early this year which will take the fund balance significantly lower than it has typically been. However, we are adding \$2000 per month plus any accumulated interest into the street fund so by the end of the year the available funds will have increased significantly from where they are now. Next year we will be doing phase 4 of asphalt repair schedule which is in slightly better condition than earlier phases and the year after that all streets will be slurry sealed.

Respectfully submitted,

John Tryon  
Recording Secretary