

**DEL PRADO TOWNHOME ASSOCIATION**  
c/o Condoministration Unlimited  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**JANUARY 20<sup>TH</sup>, 2011**

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

**NEW BOARD MEMBER APPOINTMENTS**

Jaye Killian and Edmund Heath had submitted their resignations for personal issues at home. A motion to appoint Sally Allen and Tom Kline to the vacancies was seconded and carried.

**OPEN DISCUSSIONS**

XXX submitted an approval document from the City of Camarillo for her front gate. Suggestions made to paint new speed bump by backflow valves and to install mirrors at entrances. XXX said he will be replacing his front gate to comply with architectural requirements and requested additional time (this will be taken up in executive session).

**APPROVAL OF MINUTES**

A motion to approve the November minutes as circulated was seconded and carried.

**TREASURER'S REPORT**

Lita Starr reviewed the November report. 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.

**Back yard maintenance**

Dave Beaumont advised that two follow up letters are being sent.

**Pool**

XXX had resigned as pool monitor and the position was being advertised. Pool will be closed while deck resurfacing is being done and should reopen by end of March.

**Rules**

Dave Beaumont advised that city will not ticket cars in Del Prado because this is private property. Also, residents should not chalk tires to monitor parking since this could be considered vandalism.

### **Architectural**

Status of repairs to clubhouse exterior was reviewed. Chuck Raines reported that of 72 repair issues sent out in September, 11 have not been completed and are at the point where owners will be fined and the association will have the work done at owner's expense. 30 day compliance notices will be mailed January 21. A new round of inspections will be carried out next month.

### **Maintenance/Janitorial**

XXX spoke about some of the janitorial jobs she will no longer take care of. XXX advised he has quite a bit of red paint left over after painting curbs. All speed bumps to be painted yellow. He will buy a box of new garage light sensors. Steve will provide addresses where overhead lights are not coming on but electricity may be off. Private property signs at entrances to be replaced. Graffiti needs to be removed from some Stop signs. Remove cigarette cans from pool entrance.

### **Clubhouse**

Rented 11 times since November. Carpets were cleaned before Thanksgiving.

### **Neighborhood Watch**

No report.

### **Communications**

Nothing to report.

### **OLD BUSINESS**

#### **Pool deck sealing**

Lighter sandy color selected. Work scheduled to start January 31 and will take several weeks. Furniture will be stored in clubhouse. XXX will be advised clubhouse cannot be rented while work in process because of restroom access.

#### **Lawn dethatching**

One bid has been received for \$12,000. Two more are being obtained.

#### **Green belt drainage**

XXX not present to report. The area off of Viejo which had been a problem is much better since gardener has cleared sidewalk drain and channels made to assist drainage.

#### **Fence repair 574 Bandera**

This home is a "short sale" and realtor requested what work needs to be done to fence so they can take care of it. Info was provided.

## **NEW BUSINESS**

### **Pool monitor vacancy**

XXX had resigned following last performance review. Position will continue to be advertized in newsletter. Dave Beaumont said there are a couple of residents who are interested. Possibility that lockup function and pool monitor duties will be split up.

### **Brentley fence panels**

Pedersen Fence submitted bid for replacing five wrought iron fence panels. Two more bids will be obtained.

### **Next Meeting**

February 17th, 2011 at 6:30 p.m. in the clubhouse.

### **Christmas decorations**

Please note that Christmas decorations should have been taken down by January 21<sup>st</sup>. If yours are still up please remove them immediately to avoid receiving a violation notice which may result in a fine

### **Exterior changes**

Please remember that any exterior changes to your home must first be approved by the Del Prado Architectural Committee. This includes changing paint colors, new windows, air conditioning, satellite dishes, etc. For a full list of architectural (and rules) guidelines contact the association or check on line at [delpradohomes.com](http://delpradohomes.com).

## **EXECUTIVE SESSION**

### **Violations**

No violations to review.

### **Architectural fines**

Board reviewed a number of letters generated by the architectural committee for owners who have not complied with work requests. These require a \$100 fine and notification that the association would have the work done after 30 days at owner's expense. The following addresses are involved: XXX

### **XXX Bandera fence repair**

A motion was made to give owner XXX 60 days to complete work on back and front gates in order to comply with architectural requirements. Motion was seconded and carried.