

**DEL PRADO TOWNHOME ASSOCIATION**  
c/o Condoministration Unlimited  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**MARCH 14<sup>TH</sup>, 2012**

The meeting was called to order at 6:30 p.m. In attendance were Dave Beaumont, Sally Allen, Michael Furlong, Sabina Raymond and Christina Cornelius. John Tryon represented Condoministration.

**OPEN DISCUSSIONS**

Owners XXX reported that sprinklers are still hitting water heater door and siding, that ivy is growing under siding and tree branches often touch roof shingles. Meeting will be held with landscaper to check this. A resident of Kino Ave. requested that the large motorhomes on that side of the RV lot be moved on March 25<sup>th</sup> since they will be removing large branches. The owners will be advised to park on Viejo. Question asked if dogs are allowed in clubhouse. Dave advised we don't have a specific rule about this but dogs should not be allowed. A notice will be posted on the door during election use. Complaint about Verizon sign in front yard on Baja Court; owner has been contacted. Bette Rotenberg said after rain there is still standing water on the Viejo sidewalk.

**APPROVAL OF MINUTES**

The minutes of the February meeting were reviewed. The amount transferred from Santa Barbara Savings to Chase Bank was corrected to \$25,669. Clarification made that repairs made to homes by the association where owners have not complied with notices will be done at the owner's cost, not the association. A motion to approve the minutes as corrected was seconded and carried.

**TREASURER'S REPORT**

Sally Allen reviewed the February report expenditures and reserve account. A motion to approve the report as presented was seconded and carried.

**COMMITTEE REPORTS**

**Welcome**

Bette Rotenberg submitted list of new residents that were given rules and regs.

**Landscape**

Lia Cooke reported that the entrances have been replanted. She will speak with EZ Landscape about using perennials. Suggestion made to gradually replace hedge along Ponderosa with privet hedge. Cost will be obtained for this and replacing ivy alongside XXX with grass.

**Rules**

A recent problem has been vehicles parked with wheels on the grass and the board will be discussing recent violations in the executive session.

### **Back yard maintenance**

No real problems to report but residents need to be aware rains will cause lots of weeds.

### **Pool/Janitorial**

Sarah Rockney was not present. Pool heater turned on March 9<sup>th</sup> and still coming up to temperature. Spa cover must be replaced.

### **Clubhouse**

Used five times last month. Notice will be posted that tables should not be stacked in front of heater. Kate Garcia has received reservation for election usage and will ensure the workers understand no pets are allowed in clubhouse.

### **Architectural**

Chuck Raines said most owners have really done a good job in responding to repair notices. Follow up inspection scheduled for April 25<sup>th</sup>.

### **Maintenance**

Steve Buchan reported he has been working on mailbox repairs. The board discussed whether we should stock plastic or metal mailboxes and Steve will get some prices. Board agreed lightweight poles suitable for fire lane signs. All pvc pipe mounted to the Viejo wall has now been removed. Board agreed we should have the inoperative heater in the clubhouse looked at to see what repairs are needed.

### **Neighborhood Watch**

Eleven 911 calls made during the past month. Several were follow ups.

### **OLD BUSINESS**

#### **Sprinkler head repairs**

An invoice had been submitted by EZ Landscape for irrigation repairs. They will be asked to resubmit the bill separating sprinkler repairs from valve and water line repairs. A proposal had also been submitted for replacing most of the older sprinkler heads (which are leaking and inefficient) which included labor costs. They will be asked to resubmit proposal showing material costs only (about \$1400) since they should be replaced over an extended period as regular maintenance and not a special project with additional crews called in.

#### **Playground equipment**

A request had been made for the association to install playground equipment. The board discussed this but no motion was made to take any action.

## **NEW BUSINESS**

### **Plants at entrances**

The landscaper will be asked to suggest some alternatives to the type of plants which have been planted in the past at the entrances. One of the members forwarded an article which reported that impatiens are subject to a damaging mold.

### **Driveway dividers**

A request had been made from two owners to have the dividing strip between their garages filled with concrete. The board discussed this and did not agree it was a good idea and no motion was made to approve it. Lia will speak to the landscaper about filling in some low spots with soil.

### **Tennis nets**

Request had been made to replace the two tennis nets in the main courts by the clubhouse. A motion to replace them was seconded and carried. Cost approx. \$227 each.

### **Next Meeting**

April 11<sup>th</sup>, 2012 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon  
Recording Secretary

## **EXECUTIVE SESSION**

### **Violations**

The board met to review several violations for vehicles parking on the grass and in some cases damaging the irrigation system. Addresses concerned were XXX. In none of these cases was the vehicle present when the violation was written so it was not possible to establish if the damage was caused by the resident or a visitor. A motion was made to issue warnings in each case with a note that any future violations will result in a fine. Resident of XX received a violation notice for parking a commercial vehicle in the driveway which has since been moved into the garage. A motion to issue a warning was seconded and carried.