

**DEL PRADO TOWNHOME ASSOCIATION**  
**c/o Condoministration Unlimited**  
**355 N. Lantana Street #710, Camarillo, CA 93010**  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**APRIL 10<sup>TH</sup>, 2013**

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

**OPEN DISCUSSIONS**

It was noted that damage to landscaping cause by vehicles is being charged to respective owners.

**APPROVAL OF MINUTES**

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

**TREASURER'S REPORT**

Dave Beaumont reviewed the March report. A motion to approve the report was seconded and carried.

**COMMITTEE REPORTS**

**Welcome**

Bette Rotenberg advised packets given to three new residents.

**Landscape**

Dave said he has done a couple of walkthroughs with Eric Zook. A motion to approve \$370 for mulch at the entrances was seconded and carried. Gardener said it will be cheaper to use new plants to replace agapanthus damaged when mailbox posts are installed than to try and transplant existing.

**Back yard maintenance**

Dave reported there are a couple of residents who will be sent letters requiring work on their yard.

**Pool/Janitorial**

Sarah Rockney said nothing to report except temp may be a bit low on the pool. Nothing to report on janitorial.

**Clubhouse**

Dave Beaumont is handling reservations for the time being.

**Architectural**

Chuck Raines reported the next follow up inspection will be held on May 15<sup>th</sup>. Darin Blessing (336-2751) (a resident) is available to do paint projects other members may require.

**Rules**

Nothing to report except we are trying to monitor speeders.

**Maintenance/Janitorial**

Jeremy Morris reported he will start work again on red curbs. He has freed and uncovered all of the 8 water valve covers except the two in the concrete by the Kino drain.

### **Neighborhood Watch**

Two 911 calls made during the past month, one of which was for theft.

### **OLD BUSINESS**

#### **Clubhouse roof overhang**

Jeremy Morris asked for some clarification and was instructed to add lag screws to the entire overhang although there is no evidence of any deterioration at this point.

#### **Mailboxes**

Brothers Maintenance quoted a not to exceed figure of \$2500 to install the 37 mailbox posts after removing the old ones. The sleeves and posts are being cut by Highway Technologies. 180 mailboxes have been ordered from Home Depot. Jeremy Morris was instructed to make 10 braces which will be used to support the old mailbox posts while the new one is being installed.

#### **Water line responsibility**

A letter was sent to the association's attorney to get clarification on responsibility for underground water lines. He advised that the developer section of the CC&Rs indicated it is probably the association's responsibility but he would need to see original filings by the developer to confirm this. He estimated the cost of this at around \$650. Since only three board members were at the meeting it was decided to table a decision on this until the other board members had a chance to review the matter. The board agreed we need to start a line item in the budget for water line repairs.

### **NEW BUSINESS**

#### **Committee vacancies**

We are still looking for volunteers to run the landscape and architectural committees.

#### **Annual meeting**

The board scheduled this for May 22<sup>nd</sup>. At this time we do have two nominees for the two vacancies.

#### **Garage sale**

Scheduled for April 20<sup>th</sup>. An ad will be placed in the paper, flyers have been delivered to all residents and notice boards will be placed at the entrances.

#### **Next Meeting**

May 22<sup>nd</sup>, 2013 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon  
Recording Secretary

**EXECUTIVE SESSION**

**Violation review**

361CAP	Ek	Rule 17c.	Warning issued. Owners were present.
424BC	Webster	Rule 17c	\$50 fine
508DP	Eriksson	Rule 17c	\$50 fine
1758MV	Benefield	Rule 6a	\$100 fine. Tenant was present