

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
FEBRUARY 13TH, 2013

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

OPEN DISCUSSIONS

Lia Cook suggested an association garage sale and agreed to arrange this. Dave Beaumont will add a note to the website.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

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

COMMITTEE REPORTS

Welcome

Bette Rotenberg made contact with one new resident.

Landscape

Lia Cook reported that \$300 is needed for new planting in the area by the SCE meter on Del Prado. A motion to approve was seconded and carried. Some gaps in shrubs on the side of 1861OD need to be filled.

Rules

Two amendments will be discussed under new business.

Back yard maintenance

Dave reported these are generally pretty good at the moment.

Pool/Janitorial

Sarah Rockney said nothing major to report. Jeremy Morris will put up the umbrellas and check if clock stored in maintenance room needs new battery.

Clubhouse

Both heaters are now working. Several blinds need repair and Jeremy will take care of this. Hours of operation on wall needs to be updated.

Architectural

Chuck Raines reported on latest follow-up inspection. Owners of 558DP, 1781DP and 335VD have not completed the required work and the association will now proceed to do this at the owners' expense.

Maintenance/Janitorial

Jeremy Morris reported that he has completed a light run and replaced all the bulbs that were out. He has cleared out the storage shed and started work painting red curbs.

Neighborhood Watch

Seven 911 calls made during the past month.

OLD BUSINESS

Clubhouse stucco repairs

The maintenance man has installed lag screws in the clubhouse overhang where it was coming adrift. The board discussed this and agreed that the additional support should be done to the entire overhang surrounding the clubhouse.

Mailbox powder coat

Dave Beaumont reported that there could possibly be a problem with powder coating the posts since its thickness might cause the posts to bind in the sleeve. It was decided to hand paint them as they are installed.

Handyman position

Jeremy Morris began work on January 16th as the association's maintenance man.

NEW BUSINESS

Rules and regulations amendments

Amendments to the Del Prado rules and regulations were proposed as follows: Christmas lights must be removed by January 10th each year. Failure to do so may result in a \$50 fine. "Jolly Jumps" and other types of recreational equipment in the common area will require approval by the board. Permission must be requested at least 7 days prior to the event and evidence of a liability insurance binder covering the association and a signed waiver must be provided at least 3 days before the event or it may not proceed. Failure to comply may result in a \$75 fine. A motion to approve the changes was seconded and carried.

Pool heater turn on date

A motion to turn on the pool heater on March 11th was seconded and carried.

Next Meeting

March 13th, 2013 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary

EXECUTIVE SESSION

Architectural Violations

The board discussed two \$100 architectural violation fines issued to owners of 558DP (Yeates) and 1768MV (Blaker). The latter had completed the work promptly after being made aware by his parents and a motion to remove the fine was seconded and carried. The owner of 558DP was under the impression she had received permission for a time extension and has the work scheduled to be started on Monday. A motion to waive the fine, provided the work is completed as promised, was seconded and carried.