

**DEL PRADO TOWNHOME ASSOCIATION**  
**c/o Condoministration Unlimited**  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**JANUARY 9<sup>TH</sup>, 2013**

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

**OPEN DISCUSSIONS**

Three common area lights were reported to be out. Report that some commercial vehicles have been parking overnight in front of the clubhouse. Mary Runge was thanked for arranging for the City to place a light above the Kino gate.

**APPROVAL OF MINUTES**

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

**TREASURER'S REPORT**

Sophia Dransart reviewed the November report. Water bill was very high this summer and gardener has been asked to better monitor usage. A motion to approve the report was seconded and carried.

**COMMITTEE REPORTS**

**Welcome**

Bette Rotenberg made contact with one new resident.

**Landscape**

Lia Cooke reported the irrigation is currently off. Gardener has been working on sprinkler repairs and has also transplanted some plants to new areas. Lea requested \$50 for a new plant by newly Edison meter on Del Prado.

**Back yard maintenance**

Dave reported these are generally pretty good at the moment.

**Pool/Janitorial**

Sarah Rockney reported spa alarm was on when she opened indicating someone had been using the spa after hours. A complaint was made about pool area not being opened when it was raining but the board confirmed this is correct. Sarah said she has been treating ants in the clubhouse and restrooms and they are under control.

**Clubhouse**

Kate Garcia reported clubhouse used 5 times between November and January. Carpet was cleaned in November and cleaner will come back to retreat a couple of persistent spots.

**Architectural**

Chuck Raines noted the new Edison meter installed on Del Prado is in contact with the ground. The most recent inspection was completed and of the 40 notices sent out 35 have been complied with. Five owners have not complied at xxx. A motion to assess a \$100 fine on each was seconded and carried. Letters are being sent to advise if the work is not completed in 30 days the association will do so at owner's cost plus 20%. Chuck advised that the usual inspection schedule will slide one month so we will avoid follow-up action coming up during the holiday season.

### **Maintenance/Janitorial**

New maintenance man needed. Contact to be made with trustee for XXX where TV cable is running over the roof.

### **Neighborhood Watch**

Four 911 calls made during the past month.

### **OLD BUSINESS**

#### **Power was pool furniture**

The pool area will be opened by mid-March and it was agreed to power wash the furniture just before.

#### **Mailbox powder coat**

The board agreed the new mailboxes should be black and the powder coating color for the platforms made by Norman Blacksmith should be RAL 7039. The cost of powder coating the frames is \$1399 plus handling charges of \$300 which had been previously approved. Most of the board members thought the posts themselves should be painted a color rather than be left bare metal. We will find out what it would cost to powder coat the posts to compare with the cost of painting.

#### **Handyman position**

Three resumes were submitted for replacement for Steve Buchan. The board reviewed them and a motion to hire XXX on a 60 day trial basis was seconded and carried. Priority will be given to a light check and then additional fasteners to the stucco overhang on the clubhouse.

#### **Stucco repair**

Portions of the stucco underside of the clubhouse roof indicates that additional fasteners are needed to prevent it from separating from the framing. This will be done by the new handyman.

### **NEW BUSINESS**

#### **Proposed irrigation repairs**

EZ Landscape had submitted a list of sprinkler heads which needed replacement. These are being taken care of during the winter when the gardeners have more free time. Lea Cook reported the gardeners had replaced the meter pedestal next to the pool. This will be questioned since it had not been reviewed by the board.

#### **Landscape helper**

Jack Almeida from 1773DP offered to help Lia with the landscaping committee assignment and the board approved this.

#### **Next Meeting**

February 13<sup>th</sup>, 2013 at 6:30 p.m. in the clubhouse.

