

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
355 N. Lantana Street #710, Camarillo, CA 93010
(805) 984 1648 Fax (805) 383 2926
Delpradohomes.com

MINUTES OF THE BOARD OF DIRECTORS MEETING
JULY 10th, 2013

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

OPEN DISCUSSION

There is a broken irrigation valve cover at Del Prado and Viejo. Report that a bird was found caught in a trap. Suggestion made to remove carrot wood trees in front of clubhouse and for a bench in the common area. Suggestion made to release ladybugs in shrubs on Brentley to deal with aphids. Complaint that pool furniture dirty.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Sophia Dransart reviewed the June report. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

One set of welcome docs delivered this month.

Landscape

Dave said he has been carrying out irrigation inspections with the gardener. No new planting requested at this time.

Back yard maintenance

Five back yards require notices for improvements.

Pool/Janitorial

Pool service company to be advised to flush filter grids into shower drain and not street drains. Jeremy Morris was asked to lubricate spa gate. Spa emergency alarm has had a couple of false activations. New signs needed: No Smoking, No Food Allowed (2). Sarah submitted bill for recently purchased janitorial supplies.

Clubhouse

Cheri Blaker advised clubhouse used twice past month..

Architectural

Chuck Raines was not present. Lia Cook reported that Chuck has now officially resigned from the committee. Only one home has not completed required work after final inspection and a motion to approve \$100 fine was seconded and carried. Mike Furlong, Phyllis Harsma and Tom Kline will share architectural duties.

Rules

Dave spoke about a motorcycle on Del Prado Drive which has been observed speeding; reminder to residents that toys must not be left on driveways or in common area when not being used.

Maintenance

Jeremy Morris reported mailbox painting completed. A bathroom fan was removed and an old one left behind. Red curb painting started. All new Verizon boxes painted except one which is an odd color. Remaining eight water valves in street have been checked and appear to operate properly.

Neighborhood Watch

Eight 911 calls made during the past month. Several were for theft from unlocked cars.

OLD BUSINESS

Clubhouse overhang fasteners

Jeremy has not started work on this yet. He was advised this must be completed before the next meeting.

Committee vacancies

Dave Beaumont is heading up the Landscape Committee for the time being but volunteers are requested to take over.

Water valve repairs

The last eight valves were tested and appear to work properly. Franklin & Vizzo will be submitting a proposal for replacing the two defective valves and installing sleeves on the four valves where the covers are below grade.

NEW BUSINESS

RV wall damage

The RV lot wall was damaged when XXX backed into it. An insurance claim has been submitted to his insurance company (AAA). Buena Concrete will replace the damaged section of wall and Jeremy will replace the old electrical outlet.

Termite inspection

It is several years since the clubhouse was last treated for termites. The board authorized doing an inspection again now.

Next Meeting

August 14th, 2013 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary

EXECUTIVE SESSION

Violation review

XXX- rule 15c. No appearance. \$100 fine authorized

XXX- rule 6a. No appearance. \$100 fine authorized.

XXX- rule 15F. Appeared. Warning issued.