

**DEL PRADO TOWNHOME ASSOCIATION**  
**c/o Condoministration Unlimited**  
**355 N. Lantana Street #710, Camarillo, CA 93010**  
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**Delpradohomes.com**

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**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**MARCH 13<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**

Sunken area in lawn reported by 558DP. Lia Cook will look at this with gardener. Dead tree reported behind 1817OD. California Landcare will be asked to remove it and leave firewood.

**APPROVAL OF MINUTES**

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

**TREASURER'S REPORT**

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

**COMMITTEE REPORTS**

**Landscape**

Grass has been yellow but is coming back. Discussion about whether to add mulch to new plants by Edison meter on Del Prado was not resolved. Lia Cooke said she was retiring from the committee and a replacement must be found. Dave will take over for the time being.

**Rules**

Violation notices will be sent out to owners who have not taken down their Christmas lights.

**Back yard maintenance**

Dave reported there are two residents who will receive letters regarding condition of their lawns.

**Pool/Janitorial**

Sarah Rockney said the ducks are back and the artificial snakes will be put in. Spa jets have been repaired. Steve Buchan will be asked to do the lock/unlock for a while immediately after Sarah has her baby. Pool heat has been turned on now. Jeremy Morris will put up the new pool umbrellas and will save the old ones for parts.

**Clubhouse**

Used 10 times since early January. Kate Garcia said she has to give up being responsible for clubhouse reservations and we will look for a replacement.

**Architectural**

Chuck Raines reported the committee completed their latest inspection and 51 letters have been sent out. Chuck submitted a list of Verizon boxes which need to be painted and Jeremy Morris will do these. There are other locations where boxes were not installed as required and Dave is in contact with Verizon regarding these.

**Maintenance/Janitorial**

Jeremy Morris reported that he has been working on clearing the asphalt around some of the water valve covers in the street so the valves can be checked. There are some located in the concrete by the

Kino drain which he cannot free up. Jeremy has cleared out the storage shed so that new mailboxes can be stored. The mailbox platforms and posts will be stored in the RV lot.

### **Neighborhood Watch**

Three 911 calls made during the past month.

### **OLD BUSINESS**

#### **Clubhouse roof overhang**

The board agreed that Jeremy should continue to screw in supports on the stucco roof overhang around the entire clubhouse, in addition to the portion already done.

#### **Mailboxes**

The mailbox frames have now been powder coated and will be picked up and delivered. Dave said the posts and sleeves have been ordered from Highway Technologies and they will also do the cutting necessary.

#### **Power wash pool furniture**

Jeremy wiped down the pool furniture and will now pressure wash them.

### **NEW BUSINESS**

#### **Annual meeting**

The board scheduled this for May 22<sup>nd</sup>. Nomination forms were mailed out last month. We have two vacancies. Mike Furlong has agreed to run again.

#### **Water line responsibility**

City of Camarillo Public Works has advised us that the association is responsible for water and sewer lines under our streets. The meters belong to the city and the laterals from the main line are the responsibility of the owners. It has always been the understanding by the boards of the association that the main lines were the responsibility of the city. A motion to consult the association's attorney for an opinion on responsibilities was seconded and carried.

#### **Next Meeting**

April 10<sup>th</sup>, 2013 at 6:30 p.m. in the clubhouse.

## **NEWSLETTER ITEMS**

#### **Landscape and Clubhouse committee chairs**

After many years of work on behalf of the association, Lia Cook and Kate Garcia are retiring from their positions of heading up the Landscape and Clubhouse committees. We are looking for some residents who can take over their duties of working with the landscaper and taking reservations for the clubhouse. If you would like to volunteer your help please contact us via [delpradohomes.com](http://delpradohomes.com) or give us a call.

#### **First annual Del Prado garage sale**

Del Prado is having a community garage sale in April. All residents are invited to gather their wares to sell on their own driveways. This is an opportunity to do "spring cleaning" and get organized. Specific date and time will be determined in March. The more people who participate, the greater the success of this community event.

#### **Back yards**

Just a reminder to keep pace with the weeds which are beginning to grow like crazy in our back yards. If you hit them early with weed killer, or dig them up, you will prevent them taking over which happens if they are not removed early.