

DEL PRADO TOWNHOME ASSOCIATION

c/o Condoministration Unlimited

355 N. Lantana Street #710

Camarillo, CA 93010

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MINUTES OF THE ANNUAL MEETING

MAY 22nd, 2013

The Annual Meeting was called to order at 6:35 p.m. Board members in attendance: Dave Beaumont, Mike Furlong, Christina Cornelius and Sophia Dransart. Sabina Raymond was absent. John Tryon represented Condoministration.

It was established that a quorum was present. A motion to approve the Minutes of the last meeting as previously distributed was seconded and carried. A motion to approve the April financial report was seconded and carried.

COMMITTEE REPORTS

Landscape

Dave Beaumont reported on landscape walkthroughs with the gardener and dressing up the entrances. There has recently been several cases where people have parked on the grass and charges were assessed for repairs.

Architectural

Chuck Raines reported on the last general inspection- follow up letters will be sent out at the end of the month.

Rules

Dave Beaumont advised nothing to report on rules amendments.

Clubhouse

Cheri Blaker has taken over as chairperson for the clubhouse which was used twice in the past month.

Pool

Sarah Rockney reported on a few problems with non-residents getting into the pool area. One group apparently came in using a key which had been reported lost. Key will be taken away if they come back. Rekeying was discussed but this would be too costly in relation to the problems. Sarah requested putting up another NO FOOD sign and NO SMOKING sign.

Neighborhood watch

Dave said a few suspicious person calls were made in the past month. It seems a couple of batteries may have been stolen in the RV lot.

Communications

Dave reported website completely updated.

Water/Sewer lines

Dave Beaumont reported the association's attorney was consulted and his research confirmed the association is responsible for the water and sewer lines on the property, not the City. A motion to establish a Utility Lines reserve fund and transfer \$10,000 from the Streets fund was seconded and carried. We will need to purchase a valve key and sleeves to raise the height of a few of the valve covers.

ELECTION OF DIRECTORS

Cheri Blaker, Jeremy Morris and Sarah Rockney were appointed as ballot inspectors. Mike Furlong and Christine McFall had previously been nominated. Nominations were requested from the floor but there were none. The ballot envelopes were opened and tallied and Dave Beaumont announced that Mike Furlong and Christine McFall were elected to a two year term. Dave Beaumont, Sophia Dransart and Sabina Raymond have another year remaining on their terms.

The annual meeting was adjourned.

EXECUTIVE SESSION

Violations reviewed:

XXX commercial vehicle tabled for the June meeting.

XXX pool violation warning issued.

XXX damage to common area tabled until the June meeting.

NEXT MEETING

June 12th, 2013 at 6:30 p.m. in the clubhouse.

POOL USE

As we approach the peak of the swimming season we wanted to remind everyone about some of our pool rules:

- ✍ You must obey any instructions from the pool monitor and be prepared to show your key when requested.
- ✍ Children under the age of 3 are not permitted in the spa, adults must supervise all children under the age of 14, all guests must be accompanied by an adult (over 18) Del Prado resident.
- ✍ There is a limit of 4 guests per household.
- ✍ Children in diapers must wear appropriate diapers or pull-ons for swimming.
- ✍ Diving permitted in the deep end only.
- ✍ No running or loud boisterous play permitted.
- ✍ No glass containers permitted in the pool or spa area.
- ✍ No food is permitted in pool or spa area.
- ✍ Entry gates **MUST** be kept closed and locked at all times. Do not open the gate and allow in a person not in your party.