

**DEL PRADO TOWNHOME ASSOCIATION**  
**c/o Condoministration Unlimited**  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**SEPTEMBER 4<sup>TH</sup>, 2013**

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

**OPEN DISCUSSION**

Question was asked about progress finding out if city will assume responsibility for underground water/sewer lines- nothing to report at this time. XXX requested the board reconsider her request to remove the two jacarandas next to her unit due to the mess they cause and Mike advised this would be taken under consideration. He asked for location of the trees in question and a motion to put this on next month's agenda was seconded and carried. XXX commented that if the board is planning on replacing the clubhouse carpet it should be with commercial quality carpet and not flooring.

**APPROVAL OF MINUTES**

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

**TREASURER'S REPORT**

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

**COMMITTEE REPORTS**

**Welcome**

No report.

**Landscape**

Dead shrubs in the hedge along Ponderosa have been removed and will be replanted in the fall. Shrubs have been replaced at XXX where gas company removed them but someone working on this unit appears to have damaged one of the shrubs. Trees next to XXX and day tennis court were removed and the tree trimmer still needs to grind stumps and replace them as approved.

**Back yard maintenance**

Follow up notices were mailed to three homes where requested cleanup work has not been done.

**Pool/Janitorial**

Sarah Rockney reported someone got into the pool area after hours on 8/25. No other unusual problems. No janitorial issues to report.

**Clubhouse**

Cheri Blaker advised clubhouse used once in the past month. .

**Architectural**

Mike, Sophia and Tom Kline will begin a general inspection next week. Mike asked Jeremy Morris to alert him if he sees new Verizon cable or satellite dish installations being done so he can verify they are being done properly.

### **Rules**

Nothing to report.

### **Maintenance**

Jeremy Morris reported a light pole is down behind Bandera. We need to find someone else to do crack filling on day tennis court.

### **Neighborhood Watch**

Eight 911 calls made during the past month.

### **OLD BUSINESS**

#### **Day tennis court repairs**

Jeremy has been unable to complete crack filling and we will get this done by another. Electrical outlet has been installed. Cost to repaint estimated at \$4500.

#### **Committee vacancies**

We are still on the lookout for architectural and landscape committee chairpersons.

#### **Water valve repairs**

Unlimited Engineering submitted a bid of \$9811 to replace the two defective water valves in the street on Del Prado. However, the board decided last month to put this on hold until after the winter.

#### **Clubhouse flooring**

Mike will obtain a sample of vinyl flooring. Sophia will be getting bids for different options. Lia spoke about a carpet cleaner she uses who was able to remove stains which Four Seasons had been unable to. Since the carpet is physically in good condition, just badly stained, it was agreed to try having it cleaned by the new company before deciding to replace it. Lia and Cheri Blaker will make arrangements. Several comments were made that any flooring other than carpet would be a mistake due to increased noise and scratches.

### **NEW BUSINESS**

#### **Bench for green belt area**

The board discussed a request for at least one bench to be placed in green belt areas. A number of styles and materials were reviewed and it was agreed a style with non-organic slats would be best. Rust and wood is too subject to rust and rot from the moisture. The local neighborhood watch coordinator recommended it be placed in a highly visible area so it would not attract transients. The board will review various locations and styles.

#### **2014 budget**

The board discussed considerations for next year's budget. EZ Landscape has increased monthly rate from \$7350 to \$8085 beginning October 1<sup>st</sup>. We will probably need to restrap some of the pool furniture next year.

**Next Meeting**

October 16<sup>th</sup>, 2013 at 6:30 p.m. in the clubhouse. This is not the regular second Wednesday.

Respectfully submitted

John Tryon  
Recording Secretary