

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
APRIL 9TH, 2014

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

OPEN DISCUSSION

Garage light at XXX burned out. Report that people are jumping over the wall into pool area after hours. Discussion about pool hours (if they should be changed) but there have been few requests for this. Questions asked about what are the duties of the new security company. Report of a delivered package which was stolen off driveway.

APPROVAL OF MINUTES

A motion to approve the minutes of the March meeting was seconded and carried.

TREASURER'S REPORT

Dave Beaumont reviewed the March report. A motion to approve it was seconded and carried.

COMMITTEE REPORTS

Welcome

Dave Beaumont advised he has a member willing to take over on May 1st.

Landscape

Dave said the gardener quoted \$1500 to trim/remove all the shrubs and trees around the fence panels on Brentley. It was decided this can wait a few more months.

Back yard maintenance

Dave reported there are two backyards where he's working with owners to improve the appearance.

Pool/Janitorial

Sarah Rockney said no major problems to report except some pool furniture was thrown into the pool. Oven door is hitting the wall. Ants showing up on kitchen counter.

Clubhouse

Dave said the county elections committee has been given approval to use the clubhouse for elections on June 3rd. They will pick up the key the day before.

Architectural

Mike Furlong reported the committee will do follow up inspections shortly and he may have another volunteer to help on the committee. He is working on revising a checklist for current and future construction projects which require city permits.

Rules

Nothing to report.

Maintenance

Frank Maciel is still working on the Brentley fence panels- sanding and repainting. After completion he will begin stenciling the light posts with ID numbers.

Neighborhood Watch

There were eight 911 calls in the past 30 days, most involving one unit. Dave reported that the trust executor responsible for this unit advised the tenants are due to be evicted on April 12th and this unit will be put up for sale shortly after that.

Communications

The City of Camarillo had asked if we would be prepared to give some of the local stores access to our web site but since there was no offer to help with the cost there was no apparent benefit.

OLD BUSINESS

Committee vacancies

Dave reported there are two members who have expressed interest in helping out on committees.

Annual meeting

Dave Beaumont, Sophia Dransart and Sabina Raymond are completing their terms. Sophia will not be running again. There have been three nominations so far. After some discussion it was decided to hold the meeting on the regular meeting date (second Wednesday) rather than later in the month.

Brentley fence panels

The board discussed a proposal from Pedersen Fence to replace the last seven panels which have deteriorated badly. They held the cost to \$500 per panel instead of imposing the price increase they said would have to take effect. A motion to approve the proposal was seconded and carried. The work will be done in June.

NEW BUSINESS

Additional pool furniture

Sophia was not present to report on details for restrapping and buying pool furniture.

Next Meeting

May 14th, 2014 at 6:30 p.m. in the clubhouse. This is the annual meeting.

Respectfully submitted

John Tryon
Recording Secretary