

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
AUGUST 13TH, 2014

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

OPEN DISCUSSION

XXX said sprinkler overspray hitting her metal gate caused rust. XXX commented on contractors, employees and executive sessions. Handyman will be instructed not to use power wash attachment when cleaning tennis courts and to wash pool furniture on lawn, not pool deck. Owner of XXX advised he was never given a pool key at close of escrow.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Steve Ware reviewed the July report in detail. A motion to approve it was seconded and carried.

COMMITTEE REPORTS

Welcome

Barbara Mabry reported on new residents. Block party arranged for 8/31 1 – 6 p.m. and notices will be delivered to all residents.

Landscape

Brian Kelley was not present. The items approved on the EZ Landscape proposal at the June meeting had not been relayed to them. This has now been done. Divider between XXX has been cleared and is ready for planting. The XXX agreed to have the pot removed so entire strip can be planted.

Back yard maintenance

Lia Cooke was proposed to take over as chairman of the committee. Steve Ware suggested we take time to consider this and suggested some committees should be chaired by a board member. Dave said in the meantime Lia will assist on the committee and we are in the process of getting some advice from our attorney regarding enforcement options. No objection was made.

Architectural

Chuck Raines reported 21 follow up letters were mailed on 8/12 to owners who have not completed required maintenance to their units. They have 30 days to complete.

Pool/Janitorial

Sarah Rockney submitted a written report. No major problems. Pool company will replace a broken deck drain. Lia Cooke reported she is stepping down as pool monitor since the issue with key numbers is no longer a problem. Pool company reminded again about washing DE from filters into street drains.

Neighborhood Watch

Monthly report not received. Dave said the police dept. will be arranging a block party in Del Prado soon.

OLD BUSINESS

Pool furniture and umbrellas

The board discussed various options in purchasing new items which will probably involve having to purchase "on the spot" since supplies do not stay long at MARS.

Clubhouse blinds

Dave is looking into a web site which gives prices on varying styles. We will next bring in a salesperson who can show samples and take measurements.

Wood fence replacement

The board discussed the proposal to require all wood fences be replaced with block walls at some set date in the future. Chuck Raines suggested this be split into three decisions: does the board approve requiring this to be done; if yes, what will be the date when all fences must have been replaced; if no compliance, what enforcement options are to be put in place.

A motion to approve setting a date when all wood fences must be replaced by slump stone walls was seconded and carried with Steve Ware dissenting. The other two decisions will be made in the future after the attorney has confirmed the board's authority to require this and also what enforcement options are appropriate. He had previously advised that the board did have the authority to require block walls be installed when wood fences deteriorated to the point where they had to be replaced.

Steve Ware pointed out that the description "Santa Barbara style slumpstone" is not adequate to ensure correct materials are used.

NEW BUSINESS

Pool lock/unlock

Draganchuk Security has been advised their contract will be terminated as of August 31st. In addition to Danielle Holm, who was selected in the July meeting to take over the locking, several other residents applied for the position and these names will be kept as backup.

Steve will do some research on costs and the feasibility of installing an electro magnet on the pool gates, operated by cards or key fobs.

Proposed ACM amendments

The Architectural Committee submitted to the board an amendment to the guidelines concerning window and door replacement in order to clarify the permitted materials. A motion to approve was seconded and carried.

Proposed rules and regulations amendments

Tabled for the time being.

Next Meeting

September 10th, 2014 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary