

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
JUNE 18TH, 2014

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

OPEN DISCUSSION

Question was asked about when members were notified of increase in landscaper's fee, pool monitor's salary and hiring of security company. Resident of xx reported after-hours activity in pool area and said plum tree roots are causing problems near his unit. Dead tree reported at 385CAP. Discussion about owners who have keys with wrong ID#.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Dave Beaumont reviewed the May report. Request was made to have report show the maturation date of CDs. A motion to approve it was seconded and carried.

COMMITTEE REPORTS

Welcome

Barbara Mabry was not present to report.

Landscape

Brian Kelley was not present to report. The board reviewed a number of proposals submitted by the landscaper to replace plants and shrubs and some trees. Total cost \$1565. Motion to approve was seconded and carried.

Back yard maintenance

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

Pool/Janitorial

Sarah Rockney reported some pool furniture was found outside- apparently used to aid in climbing fence after gate was padlocked. Ducks are back and making a mess on the pool deck.

Clubhouse

Clubhouse was used once in April and twice in May. A motion to have carpet cleaned for a cost not to exceed \$250 was seconded and carried.

Architectural

Lia Cook and Phyllis Harsma have rejoined the committee. Chuck Raines reported 58 letters were sent out on 5/28 regarding maintenance items needed to be done by owners. However, most are relatively minor which indicates the high standard achieved by most owners. There will be a follow up inspection on August 1st to check that these notices have been complied with.

Suggestion was made for board to consider setting a future date (3-5 years) at which time all wood fences must have been replaced by block walls. Chuck was asked to prepare a list of those homes which still have wood fences. This will be discussed later.

Rules

Nothing to report.

Maintenance

Frank Maciel has completed painting the Brentley fence panels and numbers on light posts. He is currently painting wood trim on the clubhouse.

Neighborhood Watch

There were eight 911 calls last month. The problem tenants on xx have been evicted and this unit is being put up for sale.

Communications

Nothing to report.

OLD BUSINESS

Brentley fence panels

The remaining seven panels have not yet been replaced. We will check with Pedersen Fence on when this is scheduled.

Additional pool furniture

The board discussed restrapping the pool furniture. There is also a company called MARS in Saticoy which carries surplus furniture from Costco we will look at.

Umbrellas

There are two broken umbrellas which need to be replaced. We will look at the same store which carries surplus pool furniture.

NEW BUSINESS

Handyman jobs

The board prepared a list of the following jobs to be taken care of by the handyman: paint pool shed and storage shed, clean pool deck and tennis deck on periodic basis. Straighten sign posts, fill cracks in walkways, remove any graffiti immediately, repaint speed bumps.

Next Meeting

July 9th, 2014 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary