

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
OCTOBER 8TH, 2014

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

OPEN DISCUSSION

Resident on Del Prado asked again for a stop sign at the ESC/DP intersection. A white truck has been parked on Del Prado for weeks without being moved. Report that some residents are parking more than one vehicle on the street. Question about any conflict of interest in hiring of pool monitor.

APPROVAL OF MINUTES

A motion to approve the minutes of the September meeting as distributed was seconded and carried.

TREASURER'S REPORT

Lita reviewed the September report and advised that a Union Bank CD has been reinvested for 6 months. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

No report.

Landscape

Brian Kelley was not present. A motion to approve replacement of three dead shrubs on Brentley was seconded and carried. Tree trimmer reported there is a dead alder tree by day tennis court. Motion to have it removed now and discuss replacement in January was seconded and carried.

Back yard maintenance

No report.

Architectural

Chuck Raines reported that of the eleven owners fined for failure to complete work, five have still not complied. The association will have the work done at their expense. Several owners have been using hardiboard organic material to replace siding which does suffer from dry rot or termites. Owner of 660BD has till 11/10 to complete installation of new block wall. 1817OD has not yet corrected height of block wall. Next semiannual inspection coming up soon.

Pool/Janitorial

No report. A motion to turn off pool heat on November 3rd for daylight savings was seconded and carried.

Clubhouse

Cheri Blaker said used twice in September. Will be a polling place in November.

Rules

Residents were encouraged to report parking violations and not assume someone else will.

Maintenance

A motion to have Frank Maciel use a rented grinder to remove trip hazards was seconded and carried.

Neighborhood Watch

There were eight 911 calls in and around Del Prado last month.

Communications

Nothing to report.

OLD BUSINESS

Clubhouse blinds

A resident brought some samples. Possibility of roller blinds discussed.

Wood fence replacement

After additional discussion, a motion was made to approve requirement that all wood fences be replaced by 12/31/2017 and a penalty of \$100 per month levied for failure to comply after that date. The motion was seconded and carried. The architectural committee will draw up the final wording.

Revisions to pool rules

Tabled until November meeting.

NEW BUSINESS

Awnings and tents

The board discussed the different types of tents, awnings and shades which have been appearing. They will look at what is in use and discuss next month if any standards should be adopted.

Leak under street

A heavy leak developed under the street opposite the backflow device on De Prado Drive. This has required water to be off for several long periods. The city has become involved and are requiring specific materials and practices be used for repairs.

2015 budget

A draft of next year's budget was reviewed. Board members will make final decision at the November meeting. Estimates will be obtained for doing Phase 4 asphalt work now due.

Next Meeting

November 12th, 2014 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary

EXECUTIVE SESSION

348CAP- Motion to rescind \$100 since work has been completed was seconded and carried.

575BD- Motion to rescind \$100 fine since work has been completed was seconded and carried.

591BD- Motion to rescind \$100 fine since work has been completed was seconded and carried.

1787DP- Owner asked for extension and waiver of fine since he is working on replacing entire roof, not just damaged section. A motion to give extension to 11/10 and removal of fine if work completed by that date was seconded and carried.

360CAP – Owner has not completed repairs and clean up required. Owner may have financial problems. Owner to be advised that volunteers could help with clean up but all work must be done or association may have it done and charge her. However, there was reluctance to do expensive roof repairs in case owner does not have ability to repay association.

317CAP- Owner has not replaced wall extension and sidewalk by 9/30 as required. \$100 fine to be levied and a motion to repeat this fine every 30 days until compliance was seconded and carried.

613OD- Owner has not completed roof repairs. Association will have repairs made at owner's expense.

1775MV- Owner has not painted roof flashing. Association will do and bill owner.

475EC Owner has not completed repairs. Association will have handyman do this and bill owner.

543BD Rule 13/N/F/P. \$100 fine issued.

349LC Rule 15a. Resident attended. Warning issued.

1873OD- Rule 4a and 4c warning issued.

1893OD- Rule 4a and 4c warning issued.