

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
SEPTEMBER 10TH, 2014

The meeting was called to order at 6:30 p.m. In attendance were Dave Beaumont, Mike Furlong, Sabina Raymond and Christine McFall. Dave Beaumont reported that following last month's meeting Steve Ware submitted his resignation. Lita Starr was nominated to complete his term as Treasurer and the board voted unanimously by e-mail to approve this. John Tryon represented Condoministration.

OPEN DISCUSSION

Resident of 360CAP emptied cat litter into the street and a letter is to be sent. Question was asked if relatives or residents living in the same unit as a board member can be an employee of the association (CC&Rs do not prohibit). Resident on Del Prado asked for a stop sign at the ESC/DP intersection. Request that newsletters to tenants be mailed earlier. Residents were advised there is no restriction on car washing provided hose has a shut off.

APPROVAL OF MINUTES

It was noted that the Neighborhood Watch function planned with the police department will be in clubhouse, not parking lot. A motion to approve the minutes of the August meeting as corrected was seconded and carried.

TREASURER'S REPORT

Dave Beaumont reviewed the August report. A motion to approve was seconded and carried. Lita Starr will review best available interest rates for reinvestment of Union Bank CD which is maturing this month.

COMMITTEE REPORTS

Welcome

No report.

Landscape

Brian Kelley was not present. New owner of 612OD requested ivy be removed so work in heater closet could be done. A motion to advise him that this was not necessary, tarps or cardboard could be placed over the ivy to protect it, was seconded and carried.

Back yard maintenance

Lia Cooke was appointed to the committee last month. Three letters have been sent out to residents who need to make improvements. Board was asked to have a look at some yards where EzeeUp awnings have been put up and determine if these are acceptable.

Architectural

Chuck Raines reported final inspection has been completed on the 57 letters mailed in June. Nine items have not been completed by owners and the committee prepared letters where owners will be fined \$100 and given 30 days to complete or the association will have the work done at their cost. Solar panels installation at 1861OD has been completed and will be used as model for future requests. New block wall at 1817OD was installed one course too high and owner agreed to have this corrected. Extension to September 30th was given to owner of 317CAP to correct block wall and sidewalk installation discussed last month.

Owner of 366LC replaced an HVAC unit on the roof with a much larger unit which is even more visible from ground level. This original installation was grandfathered since it was installed before proper guidelines had been established which prohibits rooftop locations. No contact had been made by owner about the new installation. After discussion a suggestion was made to require HVAC unit to be painted brown to match the roof shingles which would help it to blend. A motion to have the architectural committee contact the owner to require this was seconded and carried with Mike Furlong abstaining.

Pool/Janitorial

Security company failed to lock bathrooms and gates a couple of times in the past month. Spa cover needs to be replaced.

Clubhouse

Back door was found to be unlocked on one occasion. Cheri Blaker reported it was not used in August and twice in September. Will be used as a polling location on November 4th and Cheri advised the county that all arrangements will be the same as before.

Rules

See Old Business.

Maintenance

Frank Maciel was advised by the city water department that the hose could not be used for washing down pool furniture or the deck or tennis courts. Will have to be swept and washed by hand.

Neighborhood Watch

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

Communications

Nothing to report.

OLD BUSINESS

Pool furniture and umbrellas

Since we are close to the end of the swim season it was agreed to table this until next spring. Meanwhile we will replace missing straps on the pool furniture.

Clubhouse blinds

We will have a representative bring samples so the board can make a selection.

Wood fence replacement

Last month the board approved setting a date by which time all remaining wood fences must be replaced with block walls. The association's attorney confirmed that this is within their authority. Input was requested from the owners. One resident stated that although he did not object to this he thought that an extension should be given to those owners who were recently required to make repairs to their wood fences since this could make them viable beyond the three year time limit being considered.

Revisions to pool rules

After some discussion, a motion was made to amend pool rule F to allow children of residents to use the pool if accompanied by an adult caretaker/babysitter/family member. The motion was seconded and carried.

NEW BUSINESS

Water conservation

The gardener has been made aware of the city's requirements concerning irrigation schedule. Our water bill is being closely monitored and generally the usage has been less than last year.

Budget planning

The board members were advised that the 2015 budget will be worked on next month and to make a note of any items they think should be factored in.

Next Meeting

October 8th, 2014 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary

EXECUTIVE SESSION

Fences and block walls

The board continued discussion regarding the date by which time wood fences must be replaced with slump stone walls and what the penalty should be for failure to comply. In general it was thought that replacement by December 31, 2017 and \$100 per month until compliance was reasonable. This will be discussed further at the next meeting.