

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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Delpradohomes.com

MINUTES OF THE BOARD OF DIRECTORS MEETING
JANUARY 14TH, 2015

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

OPEN DISCUSSION

XXX reported having tripped on a sidewalk lip and said we should grind these more regularly. XXX said we should look into replacing turf and installing solar panels.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Lita reviewed the December report and advised that two certificates of deposit will be maturing. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Welcome packets given to three new residents

Landscape

Brian Kelley is moving and we need a new chairman for this committee

Back yard maintenance

Several letters have been sent Some have complied; others require follow-up

Architectural

Chuck Raines reported there are still some homes from the last inspection where required work has not been completed Several owners have applied for solar panel approval but after research they found the savings are not sufficient to make it worthwhile. The AC unit on XXX has been painted as required.

Pool/Janitorial

Nothing to report.

Clubhouse

Nothing to report

Rules

Complaint that some residents are parking vehicles partially blocking the street and sidewalks.

Neighborhood Watch

Activity report has not yet been received from police dept.

Communications

Some problems with the web service has been resolved

OLD BUSINESS

Clubhouse blinds

One bid was received from a resident for replacing defective headers and slats at a cost of \$380 plus \$80 for installation. We will get another bid for comparison.

Fence and gate policy

The clarification regarding proper materials for slumpstone walls included the old and new wording and there has been some confusion about which is correct. This will be corrected in the next newsletter.

Revisions to pool rules Tabled.

NEW BUSINESS

Awnings and tents

The board members did an inspection of the type of awnings being used but these had all been removed at the end of summer so it was not possible to determine the different styles which were in use. It was agreed that the board needs to establish guidelines before they start to appear again when warmer weather comes. A motion to this effect was seconded and carried.

Street repairs

Quality Paving were asked to submit a proposal for Phase 4 of our street repairs. This covers the resurfacing of Monte Vista from the RV lot to Brentley. It does not include the parking wells. A bid of \$33,985 was submitted for removing the old asphalt to a depth not to exceed 1 ½" and replacing with 3/8" grade new asphalt. A motion to approve was seconded and carried. Work will be carried out before March.

Next Meeting

February 11th, 2015 at 6:30 p.m. in the clubhouse.

NOTICE

Del Prado Townhome Association has an immediate opening for someone to take over the position of Pool Monitor. The pay is \$575 p.m. and the job description follows. If interested please contact a board member or respond to info@delpradohomes.com

The Pool Monitor enforces the rules pertaining to the swimming pool and associated facilities as set by the Board of Directors and as an employee has full authority to enforce these rules. The integrity and actions of the Pool Monitor are a reflection of the Del Prado Board of Directors.

The pool monitor is a part time hourly position with the following duties:

1. In the morning and evening as times designated by the Board of Directors, open and close timely both entry gates to the pool.

Padlock gates in the evening closure.

2. The restrooms are to be unlocked in morning and locked in evening. Check storage room door to be sure its locked.
3. Remove spa cover and hang to dry and replace in the evening during the winter months (November to March).
4. Inspect restrooms and pool deck area for cleanliness or maintenance.
5. Report any maintenance, equipment problems or cleaning needed to the Del Prado management company.
6. An important aspect of this job is to enforce the pool rules at all times. The Pool Monitor will make periodic unannounced visits to the pool during the summer months (April to October) and take the appropriate action necessary to insure compliance with the pool rules.
7. Pool Monitor is expected to be available for times when there is excessive noise, rowdy behavior or problems in the pool area.
8. The Pool Monitor will keep a log of any incidents or violations requiring more than a verbal warning and provide a timely monthly copy to the Board of Directors.
9. Sunday night, place trash barrels in front of clubhouse for collection on Monday morning and return trash barrels on Monday evening.