

**DEL PRADO TOWNHOME ASSOCIATION**  
**c/o Condoministration Unlimited**  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**JANUARY 13<sup>TH</sup>, 2016**

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

**OPEN DISCUSSION**

Question asked about lockable or central mailboxes- these alternatives had been investigated before and were not workable. Complaint that vehicles parking in front of clubhouse over seven days are not being ticketed. Request that hedge along Ponderosa be allowed to grow higher.

**APPROVAL OF MINUTES**

A motion to approve the November minutes as circulated was seconded and carried.

**TREASURER'S REPORT**

Lita reviewed the December report report. A Union Bank CD will be maturing in March and she will renew for short terms. A motion to approve the report was seconded and carried.

**COMMITTEE REPORTS**

**Welcome**

Dave advised we have a volunteer to take over this function.

**Landscape**

A tree was blown down in the recent storm.

**Back yard maintenance**

No particular problems reported.

**Architectural**

Chuck Raines advised the next general inspection will be carried out during January. Owner of xxx said he may have to remove portion of the driveway because of the stains. Dave will suggest a treatment which may work. XXX owner has made fence repairs and is working with neighbors to replace wood with slumpstone.

**Pool/Janitorial**

Pool is closed for deck repairs and is scheduled to open 1/18.

**Clubhouse**

Report that clubhouse was used five times since November.

**Rules**

Still having a problem with vehicles speeding.

**Maintenance**

Pool shed repairs have been completed. Tennis court windscreen has been removed.

### **Neighborhood Watch**

Three calls for service in the past month.

### **Communications**

Channel Islands Design has now been able to access web site and will be keeping it updated in future.

### **OLD BUSINESS**

#### **Pool area repairs**

Coastal Deck Coating has completed resurfacing the pool deck. The top color coat was washed off in a couple of spots from the rains before it had fully set and these will be repaired.

#### **Verizon installations**

Owners are now responsible for ensuring these are properly done and under the supervision of the architectural committee. Chuck Raines advised that Verizon is working through the remaining unsatisfactory installations which require removal of driveway for access.

#### **Tennis court lights**

The electrician has been able to replace all the burned out bulbs. He advised installation of new LED fixtures is probably not cost effective unless the lights are used a lot. This will be tabled for the time being.

### **NEW BUSINESS**

#### **Remove four trees**

The tree trimmer had recommended 4 specific trees on Del Prado Drive should be removed since they are unstable. One of these trees fell down in the recent wind storm. A motion to remove the remaining three was seconded and carried. The tree trimmer will be asked where would be best for us to plant the 8 or 10 replacements for those trees removed in the past. This will not be done until drought issues are resolved.

#### **Street and parking area asphalt repairs**

Quality Paving submitted a proposal for resurfacing a number of our streets. The Board reviewed these and determined Escondido Court and the adjoining section of Del Prado Drive were most in need of repairs. Prices quoted were \$29,320 and \$18,780 respectively and a discount of \$6825 if the two were done together. A motion to approve this was seconded and carried. Lita Starr said we will have to significantly increase our allocation to street repairs when the next budget is prepared.

#### **Proposal for security system in pool area.**

Dial Security submitted a proposal for installing magnetic locks and card readers on our pool gates. This would replace our keys and allow access to be controlled and monitored. Total costs for magnetic locks, card readers, key fobs, trenching and installation is around \$11,000. Also a monitoring fee of \$84 p.m. This will be tabled for a month to allow the board members to consider options.

#### **Next Meeting**

February 10<sup>th</sup>, 2016 at 6:30 p.m. in the clubhouse.