

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
JANURARY 11TH, 2017

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

PRESIDENT'S MESSAGE

Lita spoke about the upgrades to the clubhouse, organizing a more active Neighborhood Watch program, pole lighting issues, the Del Prado Christmas Party and Nextdoor.com.

DISCUSSION PERIOD

An owner reported their car was stolen from their driveway and another stolen car was found parked on the street.

APPROVAL OF MINUTES

The November meeting minutes were reviewed. Correction was made that the City had already carried out their inspection of homes and streets. "Homeowner input on new landscaping" to be added to February agenda. A motion to approve minutes as amended was seconded and carried..

TREASURER'S REPORT

Tom Kline reviewed the December report. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

No report.

Landscape

Lia Cook has resigned from this committee and Mary Runge has agreed to take over. Lia reported she is making a tree inventory.

Back yard maintenance

Nothing to report.

Architectural

Chuck Raines reported the January follow-up inspection has not yet been completed. There are still 23 wood fences which still need to be replaced. A letter had been drafted to send to owners who still need to replace fences alerting them to the final date by which time they must be replaced. The draft was approved.

Chuck reported we still have a problem with satellite dishes being improperly installed. The Board agreed we need a new rule requiring owners to contact the committee before dishes are installed or a \$100 fine will be assessed. The committee will draft this for Board approval next month.

Pool/Janitorial

Nothing to report.

Clubhouse

Used three times in past month. Board agreed carpet needs to be cleaned by Home Pride.

Rules

Nothing to report.

Maintenance

Reminder that we still need to install some type of timer shut off on the shower in the pool area.

Neighborhood Watch

Lita advised we have a new officer assigned- Virginia Tinoco.

Communications

Mike Furlong reported the new website is still being tweaked.

RV Storage

Mike Montanez reported no issues.

OLD BUSINESS

Request for traffic mirror at Bandera/Onda

Mike Furlong advised this issue should be tabled.

Clubhouse renovation and furniture

Lita advised total cost of furniture and renovation was \$6100. All agreed it was successful.

Pool equipment

The pool service company had advised the pool heater is the only thing due for replacement soon. Cost \$3400 plus up to \$200 for new ducting.

Common area lighting

The Board discussed the rewiring of Phase One light poles which has been completed. The City of Camarillo required the wiring connections to be hidden which meant that all the posts had to be removed and reset in new concrete with the wiring and connections concealed within. This added significant additional cost. We will meet with the contractors involved to get new quotes for rewiring the remaining areas. The electrician advised we need to consider replacing the main electrical panel in the clubhouse building. We will meet with him to discuss this.

Parking violations

The Board reviewed rule 15e which deals with prohibited parking. A motion was made to add the word "driveway" to restrict residents from parking in front of driveways. The motion carried and the revised rule will be circulated.

NEW BUSINESS

Resident email list

A list of owner/resident email addresses is being compiled which will be added to our roster.

Association garage sale

Date of April 8th for an association garage sale was discussed. Suggestion made that we pre-arrange pick up of leftovers afterwards and maybe have a BBQ. We will investigate this. A motion to approve and proceed with arrangements was seconded and carried. Time 8 a.m. to 2 p.m.

Vandalism

We have had several instances of vandalism to mail boxes recently.

Next Meeting

February 8th, 2017 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary