

**DEL PRADO TOWNHOME ASSOCIATION**  
**c/o Condoministration Unlimited**  
**355 N. Lantana Street #710, Camarillo, CA 93010**  
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**Delpradohomes.com**

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**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**MARCH 9<sup>TH</sup>, 2016**

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

**OPEN DISCUSSION**

Complaint made about standing water in pond at xxx. Resident of xxx leaving trash can out. Question about handyman's hours and if they are enough to keep up.

**APPROVAL OF MINUTES**

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

**TREASURER'S REPORT**

Lita reviewed the February report. Another Union Bank CD will be renewed on maturity later this month. A motion to approve the report was seconded and carried.

**COMMITTEE REPORTS**

**Welcome**

Nothing to report.

**Landscape**

A count had been taken of where trees have been removed and where replacements should go. Due to the drought we will only plant two new trees per month. Most recent irrigation bill is way down.

**Back yard maintenance**

No problems at this time. Owners with ponds in back yards must circulate and filter water or drain completely.

**Architectural**

Chuck Raines advised the committee will do it's follow up inspection at the end of the month. Suggested that parking space markers be painted on street on Del Prado Drive.

**Pool/Janitorial**

Heater will be turned on March 10<sup>th</sup>. Pool and spa filters have been replaced.

**Clubhouse**

Report that clubhouse has not been used in the past 30 days. Will be used for voting location in June. Handyman to do quarterly deep clean.

**Rules**

Nothing to report except it was noted some residents are parking facing the wrong direction.

**Maintenance**

Broken expansion strip to be replaced in sidewalk by day tennis court. Del Prado signs on the wall at both entrances need to be repainted.

### **Neighborhood Watch**

Complaint made about kids skateboarding and drinking on Onda at night.

### **Communications**

Nothing to report.

### **OLD BUSINESS**

#### **Del Prado/Escondido asphalt resurfacing**

Quality Paving has completed this work. They came back to do some follow up work on a couple of spots which were unsatisfactory..

#### **Proposal for pool gate card reader**

We are still in the process of obtaining comparison bids.

### **NEW BUSINESS**

#### **So. Calif. Gas bill**

The past two months' gas bills have been exceptionally high considering the pool heater is off. No evidence of leaks were noticed and no movement on the meter dial. The Gas company investigated and found due to staff shortage the bill had been estimated the past three months and they advised we now have a large credit on our account.

#### **Common area lighting proposal (front of clubhouse)**

Creighton Electric tracked down a problem with the breaker tripping on green belt common area lighting to a disintegrating underground wire between posts. He said the problem probably exists between the other posts as well. They gave a cost of \$165 per pole to remove old junction boxes, install new ones and reconnect wiring. The conduit and wiring between posts would be done by EZ Landscaping as usual. We will get more accurate pricing for entire job and consider doing the whole green belt.

#### **Annual meeting**

Our annual meeting and elections will be held in May. Nomination forms will be sent out for three positions on the board.

#### **Newsletter items**

Ponds in back yards must have circulating/filtered water or be drained. Regular reminder about all wood fences must be replaced by end of 2017. Street parking facing the wrong way not permitted.

#### **Next Meeting**

April 13<sup>th</sup>, 2016 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon  
Recording Secretary