

DEL PRADO TOWNHOME ASSOCIATION

c/o Condoministration Unlimited

355 N. Lantana Street #710

Camarillo, CA 93010

(805) 984 1648 Fax (805) 383 2926

MINUTES OF THE ANNUAL MEETING

MAY 18th, 2016

The Annual Meeting was called to order at 6:35 p.m. Board members in attendance: Dave Beaumont, Mike Furlong, Lita Starr, Tom Kline and Christina McFall. John Tryon represented Condoministration.

It was established that a quorum was present. Ninety four units were represented in person or by proxy. A motion to approve the Minutes of the last meeting as previously distributed was seconded and carried.

ELECTION OF DIRECTORS

Ballot counters were appointed: Chuck Raines, Mary Runge and Steve Wartinger. Dave Beaumont, Tom Kline and Lita Starr had previously been nominated and each spoke briefly to introduce themselves. Nominations were requested from the floor but there were none. The ballot envelopes were opened and tallied and it was announced that Dave Beaumont, Tom Kline and Lita Starr were elected to a two year term. Mike Furlong and Christina McFall have another year remaining on their terms.

COMMITTEE REPORTS

Landscape

Dave Beaumont reported that two new trees have been planted and it is intended to plant replacement trees at this rate every other month. Cost \$270 per tree installed.

Architectural

Chuck Raines advised only three owners have not completed the repairs required as a result of the last inspection. The next scheduled inspection will be done in June. Two units have recently replaced wood fences with block walls and two more are scheduled soon. Chuck suggested a countdown clock in the newsletter to remind owners who must still replace their fences. He suggested an additional parking spot could be added at the end of Coronado like on Del Prado.

Rules

Dave advised speeding continues to be a problem.

Clubhouse

Used once in the past month. Will be a polling place in June. Some of the chairs need reinforcement.

Pool/Janitorial

No problems or issues to report.

Neighborhood watch

Only two 911 calls in the past month.

Maintenance

Sidewalk expansion joint/drains have been replaced. Pool gates adjusted for better closing.

Communications

All postings on the web site are up to date.

GENERAL DISCUSSION

Dave advised we had received a letter from the association's attorney with an opinion on whether a card reader locking/unlocking the pool gate is effective in comparison to using padlocks.

An owner suggested we look into getting a discounted rate from a plumber for owners who are having to replace their gas lines.

Lita suggested residents register on nextdoor.com since the neighborhood information here can be very helpful.

The annual meeting was adjourned at 7:15 p.m.