

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
355 N. Lantana Street #710, Camarillo, CA 93010
(805) 984 1648 Fax (805) 383 2926
Delpradohomes.com

MINUTES OF THE BOARD OF DIRECTORS MEETING
JUNE 10TH, 2015

The meeting was called to order at 6:35 p.m. In attendance were Dave Beaumont, Mike Furlong, Lita Starr and Christine McFall. Sabina Raymond had submitted her resignation because she is moving. John Tryon represented Condoministration.

APPOINT NEW BOARD MEMBER

A motion was made to appoint Tom Kline to complete the term of Sabina Raymond who is moving. The motion was seconded and carried and Tom Kline accepted appointment.

OPEN DISCUSSION

Complaint that board member responded rudely at last month's meeting. Question about duties of pool monitor and janitor. Request that bios of candidates be included with ballots for future elections. Question about parking rules. Complaint that a board member had been discussing personal issues with others.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Lita reviewed the May report. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Still need someone to take over this committee.

Landscape

Lia Cook requested a new tree be planted behind 1781DPD to replace the one which had died. Gardener will be first asked why that one died. Aphids noted in jacarandas. We will purchase ladybugs as before. Tree trimmer will be asked if they have been topping some trees.

Back yard maintenance

Lia Cook reported there are three backyards she is monitoring.

Architectural

Chuck Raines was absent and unable to submit a report

Pool/Janitorial

Carol Stokes did not submit a report. Lita was thanked for purchasing our umbrellas which are working and look very well. Frank Maciel will be asked to do the quarterly deep cleaning of the clubhouse.

Maintenance

Frank Maciel needs a saw to cut the wood for repairs to the pool and storage sheds.

Clubhouse

Cheri Blaker reported carpet has been cleaned and looks good. Used twice in last thirty days.

Rules

Problem reported with some residents parking on red curbs.

Neighborhood Watch

Five 911 calls were made in the past month.

OLD BUSINESS

Carpet cleaning

Carpet has been cleaned and looks good.

Water conservation measures

Irrigation times have been cut back significantly in most areas- one day per week and 71/2 minutes per station. Of concern is the water used by residents in Phase 1 backyards which comes off the association's meter and we have no control over this. Steps may have to be taken to reduce this if the usage does not drop sufficiently.

Stump removal

There are eleven stumps which need to be removed on Brentley at a cost of \$50 each. Further, it had been previously agreed we should plant Nandinas in those locations. EZ Landscape had quoted \$1975 to remove the stumps, plant the nandinas and install drip irrigation for them. A motion to approve this was seconded and carried.

Awnings, shades and tents

Since there had been so much discussion on this subject, it was clarified and confirmed that these may be installed subject to approval by the Architectural Committee and with the limitations listed in the notice which was sent out in the newsletter last month.

NEW BUSINESS

Alcohol in the pool area

There is a sign in the pool area which states no beverages allowed. A motion to remove the sign was seconded and carried.

Speed bump on Del Prado Drive

The board discussed modifying the Del Prado Drive speed bump to permit a wheel chair through it. The asphalt contractor was consulted and in their opinion the speed bump could not be modified without resulting in an unsafe condition for others. We will look at modifying the Escondido gate to help the situation.

Webmaster

Dave advised his wife can no longer keep the website updated. Mike Furlong said he would take this over, depending on what is involved.

Next Meeting

July 8th, 2015 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary