

**DEL PRADO TOWNHOME ASSOCIATION**  
**c/o Condoministration Unlimited**  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**JUNE 8<sup>TH</sup>, 2016**

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

**PRESIDENT'S REPORT**

Lita had each of the board members introduce themselves and give a short bio. She spoke about the current condition of our association (good) and some of the things the new board will be concentrating on in coming months. A priority is improving communications and membership participation. She encouraged residents to sign onto the Del Prado neighborhood section of nextdoor.com.

**RESOLUTION**

The board issued a resolution thanking Dave Beaumont, past President, for the many years of hard work he has given to the association. He was instrumental in many improvements and policies which made Del Prado a better place to live and the new board has big shoes to fill.

**OPEN DISCUSSION**

Suggestion was made to put a note on statements that late payment charge of \$10 will be added. Motion to do this was seconded and carried. Request made by Gert Vanasse to put up mirror at corner of Escondido and Coronado. This request had previously been denied. The Board agreed to have another look at the situation. XXX asked how to appeal the denial of raising his back wall height to 6'. He was asked to submit a request in writing. Mike Montanez offered to take over as Chairman of the RV lot committee.

**APPROVAL OF MINUTES**

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

**TREASURER'S REPORT**

Lita reviewed the May report and our current reserve funds. A motion to approve the report was seconded and carried.

**COMMITTEE REPORTS**

**Welcome**

No report.

**Landscape**

Lia Cook reported there are six dead birch trees which need to be removed. There are six locations on Bandera where hedges have died. EZ Landscape quoted \$1500 to remove and replace with beauganvilla and a motion to approve this was seconded and carried provided there is no irrigation work needed in excess of \$200.

**Back yard maintenance**

Mike Furlong will begin inspections and Lita will help out.

**Architectural**

Chuck Raines reported the two new block walls on Monte Vista have been completed and there are

three more under construction on Bandera. Only XXX has not completed repairs following the January inspection. A fine has been levied but still no action taken so a motion for the association to proceed with repairs was seconded and carried. The next regular inspection will be carried out at the end of June.

**Pool/Janitorial**

No report. One incidence of soap in the spa.

**Clubhouse**

Clubhouse used once in the past month and as a polling place.

**Rules**

Nothing to report

**Maintenance**

Nothing to report.

**Neighborhood Watch**

Nothing to report.

**Communications**

Mike will be looking into additional information which can be added to the website.

**OLD BUSINESS**

**Common area lighting**

The board reviewed costs for rewiring the 15 light poles in the green belt area in front of the clubhouse. The major expense was for the trenching and backfilling. Additional bid is coming in on this. The board needs to determine if it makes sense to rewire the whole area in one job or do individual repairs as failures occur.

**Garage and common area light replacement**

Some LED lights were installed in several locations so the board could see how they look. They were satisfied with how they worked and a motion to switch to LED lights for replacements was seconded and carried. We are recording installation dates to ensure they are lasting as expected.

**Pool gate security system**

Lita prepared a cost analysis covering the installation of a card reader and magnetic locks on the pool gates. The board discussed the impact on security, liability and service to the residents. It was decided more reflection is needed as well as a full board before a decision could be made.

**NEW BUSINESS**

**Political signs**

State law supersedes our CC&Rs and allows owners to display political signs (on their own property) with reasonable restrictions. Lita will draft wording to be included in the rules and regulations. This will be reviewed next month.

**Committees**

Lita advised she probably has someone extremely qualified in line to take over the rules committee. Chris McFall will take over refreshing and updating the bulletin board.

**Additional speed bumps**

The board discussed where additional speed bumps may be needed to address the problem of speeders. Since we have a portable speed bump in storage it was decided to try this out on Monte Vista Drive by Capistrano.

**Newsletter items**

Ask non-resident owners to update info on tenant's names and contact numbers. Reminder that when installing slumpstone walls the dividing (party) wall must also be replaced. Include countdown of when all wood fences must be replaced with slumpstone walls.

**Next Meeting**

July 20<sup>th</sup>, 2016 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon  
Recording Secretary