

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
JUNE 14TH, 2017

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

DISCUSSION PERIOD

Reported that pear trees have fire blight. The arborist has been asked to check this but has not yet reported back. Request for red curbs on the bend by 590DP. Cars parked here force traffic into the other lane. Board members will have a look at this after the meeting

APPROVAL OF MINUTES

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

TREASURER'S REPORT

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

COMMITTEE REPORTS

Welcome

Nothing to report.

Landscape

Lia Cook advised the gardeners are still planting the items approved last month and that they had donated the roses previously discussed.

Back yard maintenance

Mike Montanez is carrying out inspections.

Architectural

Chuck Raines reported there are still five owners who have not completed work required from the January inspection. A motion was made on XXX, XXX, XXX and XXX to advise owners they are being fined an additional \$100 and if work is still not completed after 30 days we will it done with a 20% surcharge. The owner of XXX will be advised a further \$100 fine has been levied and this will be repeated each month until roof repairs have been completed. The motion was seconded and carried.

Architectural information on the website needs to be clearer and more accessible. The Architectural Committee will redraft procedures to deal with owners who do not comply with work requests and submit for approval next month.

Clubhouse

Nothing to report.

Pool/Janitorial

Nothing to report.

Rules

Nothing to report.

Maintenance

Nothing to report.

Neighborhood Watch

Lita encouraged residents to sign up to Nextdoor.com.

Communications

Website appears to have some bugs and we also need to make some information more noticeable and findable.

RV Storage

Mike Montanez reported there is one spot open at the moment.

OLD BUSINESS

Wood fence replacement

The Board reviewed the status of those owners who still need to replace their wood fences by the end of the year. Of the twelve owners who must still replace fences, seven are in the process of doing so right now.

Hedge replacement 558DP

EZ Landscape submitted cost of \$275 for replacing hedge and installing drip irrigation. This had been approved last month.

Sidewalk replacement

Two bids had been received for replacing the unravelling sidewalk next to 452BC. A motion to select the bid for \$800 was seconded and carried.

Clubhouse maximum occupancy

Tabled till next month.

Pool gates repairs

The spa gate was welded last month and a new closing device installed on the rear pool gate.

NEW BUSINESS

Aphids in jacarandas

The Board discussed recommendation by our arborist to take steps to eradicate aphids which are appearing in our jacarandas. Rincon Vitavo recommended lacewings instead of ladybugs which are more suitable for our conditions. A motion to order 15 cards (400 on each) to apply to the trees was seconded and carried. Cost \$188.00

Asphalt bids

We have requested bids for resurfacing Baja, Coronado and Lido but since this is peak season for the contractors neither were able to submit bids by the date of the meeting.

Tree root damage

The Board reviewed the situation where two large trees in front of XXX have caused damage to utility lines and boxes. The trees were planted too close to the walls here and the trunks may soon be causing damage to them. A motion to obtain bids for removal of the trees and roots was seconded and carried.

Pool monitor

Roseanne Barreto advised that due to personal commitments she will have to resign as pool monitor. This is very bad news since she has done an excellent job for us. We will have to advertise for a replacement although Lita will first contact a Del Prado resident who may be agreeable to taking this on, if only on a temporary basis.

Pool heater

The pool heater broke down and the pool maintenance man said cost to repair is \$550. He recommended replacing the heater as previously suggested since it is old and constantly working at full capacity. Cost of a replacement is \$3200 and the new heater would be more powerful and efficient. A motion to install a new heater was seconded and carried.

Next Meeting

July 12th, 2017 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary