

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
JULY 11TH, 2012

The meeting was called to order at 6:30 p.m. In attendance were Dave Beaumont, Michael Furlong, Christina Cornelius and Sophia Dransart. Sabina Raymond was absent. John Tryon represented Condoministration.

OPEN DISCUSSIONS

Question was asked how income from violations is recorded. This goes into general income. One of the units has a lot of fallen fruit on lawn which may attract rats.. There is a large white truck with no registration displayed but it was noted it does have a temporary registration sticker on windshield.

APPROVAL OF MINUTES

The minutes of the June meeting were reviewed. They were corrected to note Sabina Raymond and Mike Furlong were absent and Christina Cornelius was present. A motion to approve the minutes as corrected was seconded and carried.

TREASURER'S REPORT

Sophia Dransart reviewed the June report. It was noted that the SB Savings deposit matures on 2/2/13. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Bette Rotenberg was not present.

Landscape

Lia Cooke introduced a resident who offered to help on the committee and might be able to get plants donated for the entrances. They will replant one of the entrances as an example. Lia said the plants approved at the last meeting will be installed shortly.

Rules

There had been some discussion about some rules amendments but this was tabled.

Back yard maintenance

Dave said 6 letters were sent to owners regarding back yard maintenance and these would be reinspected next week.

Pool/Janitorial

No major problems to report.

Clubhouse

Used 5 times in the past month. Vacuum cleaner needs to be replaced.

Architectural

Chuck Raines advised four units recently put up new block walls. There are four units which still require work to be completed by the association since the owner has not done so (3 roof vents not painted and one roof repair). The committee will draw up specs to cover possible requests for solar panels on roofs although Chuck said an installer told him that they only made sense when your electricity bill was more than \$180 p.m.

Maintenance

Steve Buchan said locks on electrical panels are rusting but electrician can just take entire cover off if needed. 100 watt bulbs are now costing \$2 each so we will try to find a cheaper source.

Neighborhood Watch

Five 911 calls made during the past month. Notice reminding owners to keep vehicles locked will be included every three months.

OLD BUSINESS

Chlorinator replacement

A motion to replace the spa chlorinator before September (when new regulations apply) was seconded and carried. Cost \$550.

Mailbox replacements

The board agreed to purchase a dozen plastic mailboxes from B&B Hardware and that having all the boxes on one stand replaced at one time would look best.

Carpet cleaning

After some discussion the board agreed that the carpet did not need to be cleaned at this time. Sarah Rockney was authorized to purchase a new vacuum cleaner.

NEW BUSINESS

New pool umbrellas

The board agreed we need to replace our pool umbrellas. The last lot were purchased from Big Lots and have held up pretty well. Sarah will check Costco, Big Lots and online.

Dog waste dispensers

The board discussed whether we should install bag dispensers but no motion was made to purchase them. We will try to concentrate on those residents who don't clean up after their pets.

Next Meeting

August 8th at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary

EXECUTIVE SESSION

Violations

591BD Hicks Rule 15F. Truck parked in driveway extending into street. Tenant attended the meeting and said they will park this vehicle elsewhere. Warning issued.