

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
JULY 9TH, 2014

The meeting was called to order at 6:30 p.m. In attendance were Dave Beaumont, Mike Furlong, Stephen Ware and Sabina Raymond. Christine McFall was absent. John Tryon represented Condoministration.

OPEN DISCUSSION

Dave announced the police arrested two young people who had broken into and were staying in one of the motorhomes in the RV lot. Observation made that discussion period should include renters as well as owners, pool hours should be determined by the board not the pool monitor, we are paying too much for pool security. Suggestion made that adult baby sitters and care givers should be allowed to bring minor residents to the pool. Suggestion made for the board to review our rules and regulations and remove any which seem too harsh or unenforceable but then stand firm on what remains.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Steve Ware reviewed the June report in detail. A motion to approve it was seconded and carried.

COMMITTEE REPORTS

Welcome

Barbara Mabry reported on new residents.

Landscape

Brian Kelley suggested we look at tree roots alongside 1702MV which may need to be cut to prevent damage to structures.

Back yard maintenance

Dave is keeping an eye on several backyards which require attention.

Architectural

Chuck Raines reported the committee will do its follow up inspection at the end of July. New block wall completed at 1749OD and approval given to 317CAP to increase height of rear wall from three feet to six. Application for solar panels approval at 1861OD was very complete and has been approved by the committee. City of Camarillo had advised installer that association must approve application before they would consent to issuing permits. A motion for the board to approve the solar installation was seconded and carried.

Pool/Janitorial

Dave reported on the different duties of the security company and Sarah Rockney regarding locking and unlocking. The board is not too happy with the response to some security issues from Draganchuk Security and letting a resident possibly taking over this duty was discussed.

Clubhouse

Carpet has been cleaned. Window blinds are a problem. Lia Cook and Cheri Blaker will select new blinds for the board to approve.

Rules

Nothing to report.

Maintenance

Frank Maciel is working on painting clubhouse, pool shed and the equipment shed. He has washed down pool deck with his own pressure washer.

Neighborhood Watch

No report received.

Communications

Nothing to report.

OLD BUSINESS

Escondido gate

Proposal not yet received from Pedersen Fence for replacement of the gate and side panel.

Additional pool furniture and umbrellas

Mike Furlong plans to look at furniture and umbrellas at Mars in the coming week.

NEW BUSINESS

Landscape proposals

A motion to replace shrubs between 373/385CAP was seconded and carried. Two bids were received for removing three bottle brush trees and repairing sidewalk alongside 492BC. A motion to approve the bid from JC Landscape for \$1700 was seconded and carried.

Wood fence replacement

The association's attorney was requested to confirm that the board has authority to set a deadline by which time all remaining wood fences will have to be replaced with block walls. Since the response has not been received this was tabled.

Pool lock/unlock

Complaints were made that the security service has not been timing patrols as requested and are not doing much of an inspection when they drive through. Dave reported they have still not picked up RV lot key as twice requested. A motion to terminate their service was seconded and carried. Notice will be given as of August 1st. Dave reported that a resident of his is willing to take over locking duties for \$325 per month. A motion to approve this was seconded and carried. She will also cover for Sarah when Sarah takes some time off in July.

Next Meeting

August 13th, 2014 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary

EXECUTIVE SESSION

The Board discussed the suggestion made that we review our rules and regulations and amend or remove any that are considered to be too harsh or unenforceable. Steve suggested this be noted in the newsletter and opened for discussion with the homeowners at next month's meeting. He will also draft a procedure for carrying this out.