

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
JULY 12TH, 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

Lita Starr opened the meeting with an announcement of Tom Kline's passing, after a brief illness. Lita reported that Tom, an owner since 1986, was a Board or Committee member for most of the year's he lived here. Over the years he had served in all the positions on the Board and most of the committees. He will be greatly missed.

Complaint made about a blue van constantly parked in front of the clubhouse and bathrooms not being cleaned properly. Owner of XXX said he had repaired and painted rear gate as required but was being fined for not having done so. The Board members will check this.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

John Tryon reviewed the June report. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Nothing to report.

Landscape

Lia Cook advised the gardeners said they would have all the approved new planting completed this week.

Back yard maintenance

Mike Montanez will look into a report of an oversized trampoline in back yard of XXX..

Architectural

Chuck Raines reported that the committee has completed their latest July inspection. 44 letters were sent to owners on 7/12 requiring work to be done.

Clubhouse

Cherie reported it had been used three times in the past 30 days. New paper towel dispensers are needed in bathrooms. Cherie reported there is a website on Google which permits calculation of maximum occupancy.

Pool/Janitorial

Cherie Blaker reported police had to be called twice due to trespassers after hours.

Rules

Nothing to report.

Maintenance

Nothing to report.

Neighborhood Watch

It was reported that someone in the neighborhood said a trespasser was found in the garage when it was unattended and the door open.

Communications

No report.

RV Storage

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

OLD BUSINESS

Wood fence replacement

The list of owners who still have to replace wood fences was reviewed. All but two owners are in the process of or have made plans to replace their wood fences with block walls.

Sidewalk replacement

The sidewalk on Baja Court which needs to be replaced is scheduled for July 25th. Contractor has been very busy.

Lacewings for jacarandas

These have been delivered and handyman is putting the cards into the jacaranda trees.

Tree removal

Two willow trees in front of XXX have been removed because of root damage being caused to utilities. Landscape committee will look into options for replanting although it is a very small area.

NEW BUSINESS

ACM amendment

The Architectural committee drafted a change to the enforcement procedures in cases where owners do not complete repair items required by the committee. A motion to approve the amended procedures was seconded and carried.

Asphalt repairs

Two bids were reviewed for resurfacing LC, CAP and COR. A suggestion had been made to consider slurry sealing all the streets which have already been resurfaced and resurfacing these three next year. A contractor was consulted and in his opinion we would do better to resurface these three streets first. A motion to approve the proposal from Finish Line Paving was seconded and carried. Combined cost of all three with a discount if they are all done at once is \$58,425. Work to be done soon.

Next Meeting

August 9th, 2017 at 6:30 p.m. in the clubhouse.