

**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**  
**AUGUST 12<sup>TH</sup>, 2015**

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

**OPEN DISCUSSION**

Complaint that gardener's blowers are blowing cuttings over low walls into back yards. Request made for a mirror to be installed at the EC/DPD intersection for traffic. In answer to a question, Dave advised there are no plans to restrict common area water to Phase 1 backyards as long as reduction in usage is satisfactory. Dave advised we had to replace the pool monitor/janitor.

**APPROVAL OF MINUTES**

A motion to approve the minutes of the July meeting as circulated was seconded and carried.

**TREASURER'S REPORT**

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

**COMMITTEE REPORTS**

**Welcome**

Still need someone to take over this committee.

**Landscape**

Lia Cook reported gardener will be removing and replacing the oleanders on Brentley next week.

**Back yard maintenance**

Lia Cook reported there are five backyards she is monitoring. Owners are working on them.

**Architectural**

Chuck Raines advised 2 HVAC installations have been approved and three new patio covers. Owner of xxx installed a rear gate as required but has not painted it the correct color. The board agreed we should have Frank do this and charge the owner. Letters were sent to two senior Verizon representatives regarding substandard installations. No response yet. One owner advised he had complained to Verizon about his own installation and they came out and took care of it so it may be necessary to make owners responsible for getting these fixed.

**Pool/Janitorial**

We have a new pool monitor/janitor.

### **Maintenance**

Frank Maciel has almost completed work on the storage shed.

### **Clubhouse**

Cheri Blaker reported clubhouse has been used twice in last thirty days.

### **Rules**

We still have a problem with people parking on red curbs and speeding on our streets.

### **Neighborhood Watch**

No report received.

### **Communications**

Channel Islands Design is unable to access our website without the necessary access information. Kathy Wood has been asked to provide this but has not responded yet.

### **OLD BUSINESS**

#### **Shed repairs**

Frank will be putting together a list of materials for repairs to the pool shed. Dave asked for authorization for additional hours for him to do these repairs. His allotted time of three hours three days per week leaves little time for him to spend on the shed and it will take too long to complete. The board asked for a cost of materials and an estimate of total hours needed before deciding this.

#### **Aphid treatment**

Hector with California Landcare will be inspecting and reporting on our trees next Tuesday to determine if the ladybug treatment has been effective. We will decide if any further action is necessary at that time.

#### **Verizon FIOS stickers**

The board discussed purchasing stickers similar to those applied to all units' circuit breaker covers regarding satellite dishes. The sticker would advise that Verizon FIOS installations must be done under supervision of architectural committee. Cost approx. \$190. Motion to approve was seconded and carried.

### **NEW BUSINESS**

#### **Spa plaster and skimmer repairs**

Environmental Health Dept. did an inspection and advised we need to repair the pool skimmers and replaster the spa. They have given us till end of October to complete this. They were asked why spa needs to be plastered since the plaster appears in satisfactory condition except for iron stains. They advised stains can be a reason for requiring new plaster. Pool Care Plus will be asked if acid washing would be effective and the cost to do it.

They also required us to remove the bubble pack on the spa, which has been done.

**Pool deck surface**

We have some areas of the pool deck which have peeled and need to be repaired. Coastline Deck Coating quoted \$1700 to repair the peeling areas and \$7700 to resurface entire deck.

**Pool supplies**

The board discussed a list of janitorial supplies and toilet roll dispensers Lita said are needed for the pool area. These have been ordered. In addition, a couple of new signs referencing no food or glass containers allowed will be ordered.

**Tennis screens**

The main tennis court windscreen is in disrepair. We will get a cost for replacing it.

**Next Meeting**

September 9<sup>th</sup>, 2015 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon  
Recording Secretary