

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
SEPTEMBER 15TH, 2016

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

OPEN DISCUSSION

Request for gardeners not to blow clippings to one spot since it causes problems for the home closest.

APPROVAL OF MINUTES

A motion to approve the August minutes as circulated was seconded and carried.

TREASURER'S REPORT

Tom Kline reviewed the August report and current reserve funds. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Three new residents given welcome packet. If committee makes several unsuccessful attempts to contact new resident they will mail it.

Landscape

Lia Cook requested approval for new planting alongside the clubhouse. Cost \$260. A motion to approve was seconded and carried.

Back yard maintenance

See New Business.

Architectural

Chuck Raines reported the follow up inspection showed ten of the 48 notices sent have not been complied with. Owners have another 30 days to comply or a \$100 fine will be levied. Two new block walls have been installed. There is a group of six units on Lido which had been painted the wrong color. The whole group is in need of painting again and four of the six have done so, using the correct color. Fine will be levied if remaining two units are not painted by the deadline given.

Pool/Janitorial

A leak from a water feed line was repaired. Question was asked if pool monitor can open gate for people who do not have a key. Lita will check with her.

Clubhouse

Used once in past 30 days. No problems to report.

Rules

See New Business.

Maintenance

Nothing to report.

Neighborhood Watch

A meeting had been held with Officer Molina. Lita reported they are compiling a list of residents who have offered to help out and we are looking for someone to head this committee.

Communications

Mike Furlong reported the new site will be operational tomorrow. It has several new features and is mobile friendly. Additional features will be added in the future. Mike was congratulated for his work and Chuck Raines for providing pictures.

RV Storage

Suggestion to put in a dummy camera for additional security.

OLD BUSINESS

Speed bump location

The new speed bumps on Monte Vista work well but some drivers are going onto adjacent driveway to avoid them. We will look into putting a boulder in the grass to prevent this.

Clubhouse renovation and furniture

Twelve new chairs have been delivered for the clubhouse and will be assembled by handyman. We will look into giving the old chairs to a charity.

Mirror on Escondido

The pole has been repositioned and mirror will be mounted again tomorrow.

NEW BUSINESS

Asphalt repairs

A proposal had been received from Quality Paving to resurface Baja Court and two options for the parking wells in front of the clubhouse (both sides of the street). A motion to approve resurfacing Baja Court (\$26535) and resurfacing the parking wells (\$7750) was seconded and carried. Work to be done in October. In addition, they will be asked to give a price on removing the temporary speed bump on Monte Vista and replacing it with an asphalt speed bump.

Commercial vehicles

The board reviewed our existing definition of commercial vehicles as well as some other examples used by HOAs and cities. It was decided to table further discussion for a month so board members could consider the range of vehicles this could impact.

Parking rules review

It was agreed to table this till next month.

Backyard rules enforcement

The Board discussed this since the enforcement procedures are a bit vague. It was agreed these should be enforced based on the "Rules and Regulations" procedures rather than that of the ACM. A warning will be issued and if after 30 days the work has not been completed a fine will be levied.

Next Meeting

October 12th, 2016 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary