

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
OCTOBER 14TH, 2015

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

OPEN DISCUSSION

Owner of xx appealed architectural committee direction to reduce height of patio cover under construction by 15" to approved height. Owner said it was built higher for health reasons. Board will consider waiver request in executive session. Question was asked why a survey must be taken for mirror on Escondido when none was required for new speed bump on Del Prado. Complaint there are spiders by spa.

APPROVAL OF MINUTES

Lia Cooke said she was not at the August or September meetings although the minutes said she gave reports at both. A motion to approve the minutes of the September meeting as corrected was seconded and carried.

TREASURER'S REPORT

Lita reviewed the September report. Two CDs will be maturing early next year and she will renew for short terms. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Still need someone to take over this committee.

Landscape

Dave Beaumont said we are closely watching water use. Gardener to be asked to turn off irrigation for at least 48 hours after rain days.

Back yard maintenance

No report.

Architectural

Chuck Raines advised eighteen letters have been sent after follow up inspection was completed. Gate at xx has now been painted as required. There is a problem with owners who make significant changes to their units without first obtaining permission- no penalty for this at present. Committee will draft wording for a new rule.

Pool/Janitorial

Roseanna Barreto reported that someone jumping the fence and using restroom has not been seen recently. Pool heat to be turned off on 11/2.

Clubhouse

Cheri Blaker reported clubhouse has been used once in the past month.

Maintenance

Frank Maciel has not yet purchased materials to repair the pool shed. Bees in Brentley wall have been taken care of now and he will continue to fill any small holes in the wall. Some common area lights still on long after dawn. Frank will check photocell lenses are clean and no obstructions. If there is still a problem we will replace the photocells.

Rules

Nothing new to report.

Neighborhood Watch

No monthly neighborhood report received. Report of someone looking into car windows.

Communications

We still need someone to take over updating our web site.

OLD BUSINESS

Pool area repairs

Coastline Deck Coating scheduled to resurface the entire deck on November 20th.

Aphid treatment

Eric's Pest Service has treated the aphids and Argentine ants and we will watch to see how effective this is. He also successfully treated three areas with bee hives.

Verizon installations

Chuck Raines reported no repairs have been made to substandard installations although Verizon had advised last month that all would be taken care of. A final letter will be sent to them advising if they do not take care of them the unit owners will be held responsible (and possibly fined). In addition, any owner/resident who has a new FIOS installation made without architectural committee supervision will be fined.

NEW BUSINESS

Tennis court windscreen

A motion to remove the windscreen was seconded and carried. A screen of some type will be put on the back of the pool shed to separate it from the tennis court.

Tennis court lights

Cost to replace existing light fixtures with new LED fixtures is estimated at \$7700. Cost to replace existing bulbs with the same type estimated at \$1200-1500. A motion to approve replacement with same type at a cost not to exceed \$1600 was seconded and carried. An interested homeowner was asked to investigate if it would be cost-efficient to replace fixtures with LED type units or less expensive halogen.

xx railing

This unit is for sale. Owner had installed a handicapped railing and part of the approval for this included a stipulation that it had to be removed when the unit was sold. The Architectural Committee advised that they would not object to it remaining since it is not unattractive and would serve as a good

example for any future installations. A motion to advise seller/buyer that the association will not require it to be removed unless buyer requires it was seconded and carried. If seller accepts it they will be responsible for it in the future. Letter to be drafted and approved by the board.

Speed bump modification

Quality Paving submitted a proposal of \$850 to remove a 24" to 28" (Dave to advise) out of the Del Prado Drive speed bump and taper edges. A motion to approve this was seconded and carried with Dave Beaumont abstaining. Quality Paving will also be asked to look at the edges of the speed bump which appear to be unravelling.

Next Meeting

November 11th, 2015 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary