

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
OCTOBER 11TH, 2017

The meeting was called to order at 6:30 p.m. In attendance were Lita Starr, Mike Montanez, Chuck Raines and Christine McFall. Lita Starr announced that Jean Etchechoury had stepped down from the Board. John Tryon represented Condoministration.

DISCUSSION PERIOD

Report that kids were using scooters in the pool area. Discussion about tree trimming- to be put on agenda. Subject of residents planting ficus trees to be put on agenda. Suggestion we install timers on lights in the bathroom- the Board agreed.

APPROVAL OF MINUTES

A motion to approve the Minutes of the September meeting was seconded and carried.

TREASURER'S REPORT

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

COMMITTEE REPORTS

Welcome

Chris McFall reported she has delivered packages to two new owners. Note: packages are incomplete and additional copies needed.

Landscape

Susan Rifenback reported that an irrigation problem by the day court was repaired. Gardener still needs to plant the two trees previously approved.

Back yard maintenance

Mike Montanez reported there are two homes requiring letters about maintenance.

Architectural

Chuck Raines reported an owner who installed a window a/c unit on Baja Court was advised they are not permitted. A contractor is scheduled to come on 10/19 for those units where required repairs have not been completed.

Clubhouse

Nothing to report.

Pool/Janitorial

Cherie Blaker reported there is a broken table and an umbrella base which need to be disposed of.

Rules

Nothing to report.

Maintenance

Handyman will attempt to grind down the latch plate on Coronado gate to stop it binding on the pillar.

Neighborhood Watch

Lita said the recent police report for our area is posted on the website.

Communications

Nothing to report.

RV Storage

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

OLD BUSINESS

Wood fence replacement

Only two units must still replace their wood fences with slumpstone walls. Both have been sent certified letters advising deadline and that no extensions or waivers will be granted. Lita said the Board will determine in January if any additional action is needed if they are still not completed.

Mailbox security

Lita had prepared a slip which was sent out to owners with the last mailing asking for a Yes or No response to the suggestion of installing cluster mailboxes. The vote so far is 39 No and 24 Yes. Following the last meeting a suggestion was made to consider lockable inserts. Samples were reviewed at the meeting. The Board agreed that was a better option since only those concerned with mailbox security would have to purchase something to address this. Installed cost would be \$75. A motion to offer this to owners/residents was seconded and carried. An order form will be include with next mailing and a picture of the insert placed on the notice board. The motion included the purchase of 25 boxes..

Pawbag dispenser locations

Chuck provided a map showing where two stations should be moved to new locations which would be more useful. He suggested next time the supplier offered a two-for-one offer we should buy two more.

Clubhouse deep clean

Anne Christiansen will be asked which are available dates to do this.

NEW BUSINESS

Wall extensions- proposed new ACM amendment

The Architectural Committee submitted a proposal which would deny future requests for wall extensions or lattices (this does not apply to those perimeter homes where 6' walls were approved and installed). While the desire for additional privacy is understandable, the visual effect of sporadic extensions using different materials and styles would not be attractive. The restriction would also apply to slumpstone extensions on any homes other than those which had been approved many years ago. In addition, in those few homes where a wall extension was approved and installed, the seller will be required to remove the extension when the home is sold. A motion to approve the amendment was seconded and carried with Mike Montanez dissenting.

Residents will still be able to plant hedges or shrubs which could be grown to provide privacy.

Budget for 2018

The Board reviewed a draft budget for 2018. This showed a dues increase of \$10 p.m. to \$170.00, due in large part to addition of an Assistant Community manager who would be responsible for the duties currently carried out by committee members, and funding for replacement of the electrical panel in the clubhouse which is obsolete and failing. The Board will review this and it will be finalized at the November meeting.

Pool heater turn off date

The Board agreed to turn off the pool heater when the clocks go back on November 5th.

Next Meeting

November 8th, 2017 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary