

**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**  
**NOVEMBER 11<sup>TH</sup>, 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**

xxx resented the requirement for xxx to submit comments in writing. xxx complained about difficulty of using driveway due to speeding traffic.

**APPROVAL OF MINUTES**

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

**TREASURER'S REPORT**

Lita reviewed the October 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**

Dave advised we may have a volunteer to head this committee.

**Landscape**

Tree trimmer will trim jacarandas away from street lights on Brentley to provide more light. California Landcare quoted \$200 per tree to remove 4 yellow tulip trees identified as being sick.

**Back yard maintenance**

No particular problems reported.

**Architectural**

Chuck Raines advised there are only 4 units who have not complied with repair requirements from the last biannual inspection. They will be fined \$100 and after 30 days the association will have the work done.

A motion to approve a proposed change in the ACM removing option of plain aluminum window frames for new installations was seconded and carried. A motion to approve a requirement that the architectural committee supervise new TV cable installations was seconded and carried. This was required since Verizon subcontractors have been doing shoddy installations.

**Pool/Janitorial**

Soap cartridges for bathroom dispensers recently purchased had to be returned since they don't fit.

**Clubhouse**

Report that clubhouse was used once in the last 30 days.

**Rules**

See New Business.

### **Maintenance**

Frank Maciel cleaned photo cells and trimmed foliage but some common area lights are still staying on well after dawn. New photo cells have been ordered but are on back order. Frank will be removing the old tennis court windscreen and installing a mesh on the side of the pool shed.

### **Neighborhood Watch**

Five calls for service in the past month.

### **Communications**

Channel Islands Design has now been able to access web site and will be keeping it updated in future.

### **OLD BUSINESS**

#### **Pool area repairs**

Coastal Deck Coating advised they have had to move start date for resurfacing the pool deck to mid December.

#### **Pool shed repairs**

Handyman has completed replacement of termite damaged wood in the pool shed.

#### **Aphid treatment**

The tree trimmer advised that the treatment for aphids and Argentine ants has been successful. The next treatment for these pests should be done in April to prevent them becoming a problem as happened this year.

#### **Verizon installations**

Chuck Raines reported that Verizon has been correcting the improper installations. Nine of the fifteen have been corrected. Verizon advised the remaining ones require access into the units but will be done. The board agreed to have the handyman paint the new equipment to match the wood/stucco.

#### **Tennis court lights**

Creico Electric are scheduled to replace these by mid-month.

### **NEW BUSINESS**

#### **New architectural rule**

New rule proposed with a \$100 penalty for owners who make architectural changes without first obtaining permission or which do not comply with the ACM. Fine assessed monthly until compliance. Motion to approve was seconded and carried.

#### **Pool monitor**

Unfortunately our pool monitor will be moving end of November so a replacement will be needed.

#### **Speed bump modification**

The modification has just been completed.

**2016 budget**

The board reviewed the draft of the 2016 budget. This called for an increase to \$153.00. After some discussion it was decided to transfer an additional \$2.00 per unit per month into the reserve Contingency account. A motion to approve the budget at \$155.00 per month was seconded and carried.

**Next Meeting**

January 13<sup>th</sup>, 2016 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon  
Recording Secretary