

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
FEBRUARY 10TH, 2016

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

Question was asked about whether a new gate card reader was already approved- it is not. Owner of XXX reported mailbox leaning.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Lita reviewed the January report. A Union Bank CD with \$35,000 was renewed for 6 months. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Magdalena Amaya has taken over this function.

Landscape

EZ Landscape quoted \$75 to replace a shrub damaged by the Del Prado entrance. A motion to approve was seconded and carried. He had also submitted a bid to replace 8 trees which have been lost over time for \$750. Due to drought conditions no action to be taken at this time.

Back yard maintenance

Some yards are borderline at this time.

Architectural

Chuck Raines advised 94 items were recorded requiring attention in the latest inspection. Follow up scheduled in 60 days.

Pool/Janitorial

Rose Barreto reported no major problems. Pool service company will be asked to clean shower after they use it for drainage. Pool heater will be turned on March 11th. She was advised it is OK to move furniture up against wall in windy weather.

Clubhouse

Report that clubhouse was used three times in January. Broken door lock repaired by handyman.

Rules

Board discussed how some residents are trying to claim outside parking spots as their own although they are first come, first served.

Maintenance

Broken sign on MV to be replaced.

Neighborhood Watch

Six calls for service in the past month.

OLD BUSINESS

Del Prado/Escondido asphalt resurfacing

Quality Paving will do this work starting February 22nd. Police Dept. will be advised there will be a lot more street parking for two days.

Proposal for pool gate card reader

The board discussed this proposal and expressed their differing opinions on whether or not this would pay for itself over time. Some thought it meant we could eliminate a pool monitor and someone to open and close; others disagreed. This will be tabled until two additional bids can be compared.

NEW BUSINESS

Ponderosa hedge height

Request was made to allow hedge to be trimmed higher. This was rejected due to cost of trimming when higher. Part of the problem is a section which was replanted but this will improve as it fills in.

Pool filters replacement

The pool and spa filters have suffered from a number of leaks and the pool service company advised that, due to their age, this would continue. Residents have reported leaks to the City of Camarillo on two occasions. A motion to replace the filters was seconded and carried. Cost \$4600

Irrigation controller box replacement

EZ Landscape quoted \$700 to replace the controller box for controller #6 on Coronado which has rusted badly. A motion to approve this was seconded and carried.

Newsletter items

Owners should avoid planting ficus trees in back yards and call for recommendations of what would work best. Remind owners that NOT using the right brand of paint could result in having to redo it. Street parking spots are open to all. Reminder that all wood fences must be replaced by the end of 2017.

Next Meeting

March 9th, 2016 at 6:30 p.m. in the clubhouse.

Some important reminders...

- **Avoid planting ficus trees in your yard, unless in a pot. Owners have had major problems with the roots damaging sidewalks and foundations and it's a huge task keeping them trimmed and tidy from all the fallen leaves. Contact us if you'd like our landscaper to recommend something.**
- **Our architectural committee reported that some owners have not been using the correct brand of paint (Dunne Edwards) or tried to mix from a sample instead of getting the correct color. This results in an unattractive patchwork effect. Some owners have been required to repaint because of this. An expensive mistake!**
- **For those of you who still have wooden fences, please remember that ALL wood fences must be replaced with slumpstone walls by the end of 2017. This gives you plenty of time to start accumulating funds and working with your neighbors to maybe get a bulk discount.**
- **Our association website, delpradohomes.com, has a ton of information on the above and other issues concerning our homes.**