

DEL PRADO TOWNHOME ASSOCIATION

**c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING **FEBRUARY 11TH, 2010**

The meeting was called to order at 6:30 p.m. In attendance were Dave Beaumont, Tom Kline, Carl Melhorn and Kelly Beckton. Lita Starr was absent. John Tryon represented Condoministration.

OPEN DISCUSSIONS

Several owners attended to protest the new architectural requirement that all front and back gates be painted a trim color. They thought their clear coated gates were more attractive. The Board will take this under advisement and review at a later date.

APPROVAL OF MINUTES

A motion was made to approve the minutes of the January board meeting as circulated. The motion was seconded and carried.

TREASURER'S REPORT

Dave Beaumont reviewed the January report for Lita Starr. He reported that a CD which had matured with Chase Bank was transferred to Santa Barbara Bank and Trust at 1.75%. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Lia Cook said she needs more copies of Rules and Regs and ACM.

Landscape

Lia Cook reported that new planting is complete by 1791MV and asked for new planting by 508BD and 557BD at a cost of \$230. A motion to approve was seconded and carried.

Back yard maintenance

Kelly Beckton said she is sending out 14 letters for backyards where work needs to be done.

Architectural

Chuck Raines reported that 92 maintenance requirements have been mailed out and owners have until March 31st to complete requested work. The committee approved new windows at XXX and French doors at XXX. 1XXX requested additional info on what area needs to be painted and the committee will provide this.

Maintenance/Janitorial

Shower head is still leaking. Steve Buchan will be asked to paint Verizon boxes to match stucco as they are installed.

Pool

Date to turn on pool heater will be determined by when heater is repaired or replaced as previously discussed. Padlock will remain on gate when thunderstorms or heavy rain is forecast.

Rules

Dave Beaumont said there were a couple of parking violations to review and reminded members against vigilante enforcement of rules.

Clubhouse

Used twice in the past month.

Neighborhood Watch

There were nine 911 calls in January..

OLD BUSINESS**Request for sidewalk at XXX**

Owner of this unit requested permission to install a sidewalk to front gate which would require the removal of a large boulder. The Board approved this in principle and asked for a drawing to be submitted to the architectural committee. Owner will be responsible for relocating the boulder immediately adjacent to the new sidewalk and the curb. Owner will also be responsible for cost of moving irrigation.

Pool heater replacement

Viking Pool expects to start dismantling the heater next week to determine if it can be repaired.

Verizon FIOS installation

All installation of wires in streets is complete and individual hookups are under way. Verizon were told at one point to stop work because they were not doing installations as agreed. They are now doing these as requested. This includes installing a small utility box where the wire enters the stucco if the existing box cannot be used and an entire concrete section replaced, not just a small square where the wire comes up through the ground.

Street repairs

J&H Engineering were able to complete in one day the work approved last month. Dave Beaumont advised that while they were at work it was decided not to patch a couple of areas on Del Prado and to instead resurface both sides on the small street section of Onda between 612 and 686. This removed 600 sq.ft. and added 3300 at an additional cost of \$2640. A motion to approve this change was seconded and carried.

NEW BUSINESS**Date to remove Christmas decorations**

A motion to modify ACM to include requirement that all Christmas decorations be removed by January 21st was seconded and carried.

Solar panels

This subject was tabled until March meeting. Carl Melhorn suggested getting help from interested members in researching and drafting a policy. In the meantime, owners need to be aware that solar panels are not permitted.

Kino drain

Our attorney advised that it would be appropriate for reserve street funds to be used to install a drain to handle the Kino runoff which flows on the surface of our streets. At this stage Glenn Hawks is still waiting for the City of Camarillo to advise if this drain can run from Kino to Brentley rather than to Ponderosa. He will then complete specifications and obtain bids for the work so a decision can be made to proceed or not.

Next Meeting

March 10th, 2010 at 6:30 p.m. in the clubhouse.