

DEL PRADO TOWNHOME ASSOCIATION

c/o Condoministration Unlimited

355 N. Lantana Street #710

Camarillo, CA 93010

(805) 984 1648 Fax (805) 383 2926

MINUTES OF THE BOARD OF DIRECTORS MEETING

MARCH 10TH, 2010

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

OPEN DISCUSSIONS

Report that garage light fixture at 436BC does not accept regular light bulbs. Suggestion that committee reports be listed alphabetically.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Lita Starr reviewed the February report. She noted that one of the CD's had matured and \$50,000 was transferred to the money market account and the balance placed in a new CD. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Lia Cook was advised of two units with new tenants.

Landscape

Lia Cook reported that new planting of roses by 508BD and hedge by 537BD had been completed. She requested permission to install a tree by 491VD plus two more in Capistrano green belt at a cost of \$350. A motion to approve was seconded and carried.

Back yard maintenance

Kelly Beckton said re-inspections for notices recently sent will be carried out soon.

Architectural

Chuck Raines reported first week in April is the re-inspection date for the last group of notices mailed out. Committee approved application for 660BD to widen sidewalk. Follow up needed on garage door at 1781DP which was supposed to have been repaired.

Maintenance/Janitorial

Shower leak has been fixed although maybe not permanently. Graffiti on Brentley wall painted out. Mailbox repairs will be started when ground dries out. Steve Buchan will make a list. He is painting Verizon boxes as they are being installed. Gas company is drilling inspection holes in Escondido street. Inspection will be done of sidewalks for possible trip hazards.

Pool

It was decided to turn heater on March 18th so pool will be up to temperature on March 20th.

Rules

Dave Beaumont noted that a violation for a commercial vehicle had been voided since vehicle was not parked overnight.

Clubhouse

Used twice in the past month. Rules amended to note that rental of clubhouse does not permit any use of pool and spa. The board approved use of the clubhouse as a polling place on June 8th. Phyllis Harsma had submitted a request to use tennis courts again this year for a charity league on April 19th. A motion to approve was seconded and carried provided they provide liability waiver.

Neighborhood Watch

There were six 911 calls in January..

Communications

Dave Beaumont said domain name registration needs to be renewed.

OLD BUSINESS

Gate painting

A discussion was held whether to rescind the requirement that all unpainted and clear coated gates be painted a trim color. Last month several members attended the meeting to ask for this rule passed last year to be rescinded. A motion to keep the rule in place but extend the compliance date by 30 days died for lack of a second. A second motion to suspend enforcement until after the matter could be reviewed and discussed again at the April meeting was seconded and carried.

Pool heater

Viking Pool had reported the condition of the old heater was better than expected and the overhaul cost around \$500 and we should get another two to four years use. Viking will be instructed to turn heater on March 18th for Easter break.

Verizon

Dave Beaumont reported that all the incorrect installations have been corrected and new installs are being done properly.

Kino drain

City of Camarillo has provided Hawks & Assoc. with the data needed for them to calculate whether the drain line in Brentley can cope with the volume of runoff from the Kino drain. Submission will then be made to City of Camarillo for approval and then a decision will be made whether or not to do this.

NEW BUSINESS

Annual meeting arrangements

Date set for May 27th, 2010. Nomination forms will be mailed at the end of March and notices of meeting and ballots in April.

Policy regarding solar panel installation on units

After some discussion it was agreed that Tom Kline and Carl Melhorn will work together to draft a policy on this.

Solar pool heater

This subject was generally discussed and was tabled for further consideration later in the year.

Next Meeting

April 8th, 2010 at 6:30 p.m. in the clubhouse.

EXECUTIVE SESSION

1762 Escondido Court yard work

Owner said due to physical problems and financial situation they are unable to do required yard work. It was reported that they have done some of the requested work before and that they did not respond to offers from neighbors to help with the work. They are to be advised the work must be completed by the end of this month. They've had 8 months to do it.

Overhead garage light fixtures

It was agreed that the association will take responsibility for replacing defective garage light fixtures in addition to replacing the light bulbs. Fixtures will be replaced by licensed electrician.

Pool furniture

Kelly Beckton will research costs of various types of pool furniture and report next month.

Respectfully submitted,

John Tryon
Recording Secretary