

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
OCTOBER 13TH, 2010

The meeting was called to order at 6:30 p.m. In attendance were Dave Beaumont, Jaye Killian, Edmund Heath and Christina Cornelius. Lita Starr was absent. John Tryon represented Condoministration.

OPEN DISCUSSIONS

Question was asked about a water meter cover which was off. XXX spoke about using the day tennis court as a community garden and the problem of leaves blocking the grate on the new Kino drain.

APPROVAL OF MINUTES

The minutes of last month's meeting did not mention Lia Cooke quitting the Welcome Committee or of tree behind MV###. A motion was made to approve the minutes of the September meeting as amended. The motion was seconded and carried.

TREASURER'S REPORT

Dave Beaumont reviewed the September report. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Lia Cooke will be retiring from this committee in November and there was some discussion about whether it should continue. Lia has been very effective getting rules and regs to new residents.

Landscape

Tina Johnson reported items 1 through 5 on the current landscape project list were completed on 9/15. Tina reported there are 34 alcoves on Brentley which still need replanting. Concern expressed that this may include those which have already been done. Tina will do a more thorough survey. Decorative plants at entrances will be replaced. Tina to be provided with a copy of the landscape contract to help give better supervision. A very heavy irrigation leak at 1772DP was repaired.

Back yard maintenance

Dave Beaumont advised that there are still a couple which need work although most have been corrected.

Pool

No issues to report from pool monitor. Pool heater will be turned off after time change. Defective table leg on new furniture has been replaced.

Architectural

Chuck Raines advised the committee is unhappy with the way the ACM is being revised so frequently and is opposed to forcing people to make changes to their fences and gates to comply with rules which are constantly being revised. Seventy one notices had been sent out after recent inspection and completion date for work is November 10th. An inspection was done on the clubhouse and Steve Buchan is working on the list of items to be done. Chuck asked for some direction on a couple of issues and was advised this would be forthcoming after the board had made some policy decisions.

Maintenance/Janitorial

Gert complained about some of the things she has to clean up. The board discussed with Steve Buchan different ideas to deal with leaves covering the Kino drain grate which deflect water from the opening. He said there are places where red paint is due to be applied (for No Parking) which were not power washed. He was asked to make a list of those locations. Edmund reported there are a number of sidewalk locations where there is standing water after sprinklers have been on. Locations are 409VD, 431VD, 425BC, also behind 1790EC, 412BC, 408EC and 424EC. Dave will look at these and may need to take it up with landscaper.

Rules

Dave Beaumont spoke about some possible rules changes. Violation notices will only be issued for parking infractions once the association has verified them. Gas truck is parking again and we need to speak to owner.

Clubhouse

Rented six times in past month. We will clean carpets after November 2nd elections.

Neighborhood Watch

Neighborhood Watch meeting scheduled for November 11th. Tom Kline chased off a kid on a bike who appeared to be looking over fences XXX appears abandoned and John will make inquiries. Mary spoke about a prowler on October 8th.

Communications

Web site has been updated to include new ACM and rules and regulations.

OLD BUSINESS

Red curbs

Steve Buchan had been given instructions on additional areas to be painted red during a walkthrough.

Kino drains

The board discussed putting screens over the vents on the other side of the Kino wall to prevent leaves coming through and blocking the drain grate. Another option would be removing the grate and installing a raised cover over the opening.

Clubhouse use rules

The proposed changes to the use rules circulated to the board members earlier in the month were approved and will be sent out to the members.

NEW BUSINESS

Fence survey

A proposed change to the wording of the ACM regulations regarding painted fences was discussed. A motion to approve the amendment failed. A motion to close discussion on the subject was seconded and carried. Some of the board members were of the opinion that the existing ACM wording gave latitude to the architectural committee to permit exceptions for existing painted fences which otherwise would have to be painted just to comply with the new wording. The board agreed that the headings in the ACM detailing which items were to be painted specific colors was unclear and needs clarification.

2011 budget

The draft was reviewed. The board generally agreed that we need to increase the transfer of funds into the street reserve. The draft will be modified to begin separating streets into Phase 1, 2 and 3 to help with future planning.

Next Meeting

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