

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
JULY 20TH, 2011

The meeting was called to order at 6:33 p.m. In attendance were Dave Beaumont, Sally Allen, Christina Cornelius and Mike Furlong. John Tryon represented Condoministration.

OPEN DISCUSSIONS

Comment made that the asphalt installed on Bandera/Onda a few years ago has several cracks. Question was asked about whether there is asbestos in units and Dave advised some is used in ducting and popcorn ceilings.

APPROVAL OF MINUTES

The Minutes of the June meeting were reviewed. Clarification was made that redwood stain on gates has never been permitted and the recent ACM amendment was added just to reinforce this. Motion to approve minutes as corrected was seconded and carried.

TREASURER'S REPORT

Sally Allen reviewed the June report. Sally had updated the balances in the reserve accounts. A motion to approve the report as presented was seconded and carried.

COMMITTEE REPORTS

Welcome

Betty Rotenberg reported two new residents were given welcome package.

Landscape

Tina Johnson reported two sprinkler problems have been resolved. Dead tree next to 660OD will be removed and replaced. Cost to install new plants alongside 360CAP would cost \$550. This will be put on agenda for August meeting. Gardner will be asked if they replaced missing valve cover behind 1824OD and investigated standing water there. Tina said she may need some help on the committee since she has a longer commute time now with her job.

Back yard maintenance

Two units on xxx have not cleaned up back yards yet and association will arrange to have this done at owner's expense.

Pool/Janitorial

Sarah Rockney reported no major problems. Said bathrooms sometimes needed to be aired out to dry out moisture. Sarah has taken over janitorial in the pool area since Gert Vanasse has resigned.

Rules

Barking dogs has been a recent problem and Dave said information has been added to the website to show residents how to report this problems to the City and Animal Control.

Architectural

Chuck Raines reported that of the 70 notices sent in February only 4 have not complied. Fines have already been issued and Chuck reinspected after the final 30 day period and reported 3 have still not complied. The association will have this work done at the owner's expense. Next full inspection scheduled for August.

Maintenance

Steve Buchan fixed a problem with one of the toilets and has started painting the pool equipment shed. He was asked to put door stops on the bathroom doors so they can be propped open. Three new neighborhood watch signs and three GVW signs to be ordered.

Clubhouse

Used six times in the past month.

Neighborhood Watch

Four 911 calls made during the past month.

OLD BUSINESS

Hand dryers in restroom

Cost of machines varied from \$50 to \$250 and installation estimated at \$300 to \$500. Cost was considered prohibitive and a motion to take no action was seconded and carried.

Oleanders on Brentley

Gardener has not yet planted the three new sections of Heavenly Bamboo on Brentley.

Irrigation overhaul

EZ Landscape has completed repairs on the five valves which had electrical problems.

NEW BUSINESS

Pool monitor/janitorial duties

The board confirmed that Sarah Rockney has taken over janitorial duties in the restrooms. Kate Garcia will ensure that those using the clubhouse clean up properly and we will have a deep cleaning done twice per year.

Dog barking

The board agreed that the best way to deal with this problem is to have residents contact the city and Animal Control to deal with it. Information has been put onto the web site which will allow residents to report barking dogs to the proper authorities.

New plants by 360 Capistrano

EZ Landscape quoted \$550 to plant roses or shrubs alongside this unit and to install drip irrigation. This area is bare dirt at the moment. This will be put on next month's agenda.

Next Meeting

August 10th, 2011 at 6:30 p.m. in the clubhouse.

Time to inspect your home.....

The architectural committee will be doing their twice yearly inspection in August. Now would be a good time to have a look at your home through the eyes of a neighbor to see if you need to do any work to bring the appearance up to par. Several realtors have commented on how well maintained Del Prado looks for an association over 30 years old. This is a result of the hard work our architectural committee does and the individual homeowners who take pride in the appearance of their home. Please have a look and make sure your home meets the standard set by your neighbors. Thank you.