

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 ANNUAL MEETING

MAY 25TH, 2011

The Annual Meeting was called to order at 6:37 p.m. Board members in attendance: Dave Beaumont, Sally Allen and Christina Cornelius. John Tryon represented Condoministration.

It was established that a quorum was present. A motion to approve the Minutes of the last meeting as previously distributed was seconded and carried.

GENERAL

Pool monitor

Dave Beaumont announced that Sarah Rockney had been hired as the new pool monitor as of May 1st. She reported there were indications someone was jumping the wall. New soap dispensers have been installed in the bathrooms.

Landscape

Tina Johnson had submitted a report: two trees were planted by the day tennis court. Decision will be made at the next meeting about replacing the oleanders on Brentley. The tree trimmer said we should start looking out for aphids on the jacaranda trees and order ladybugs accordingly.

Architectural

Chuck Raines reported that follow up letters were sent out on May 7th to those owners who have not completed the work needed identified in February. Follow up inspection will be carried out on June 7th. Chuck spoke about a recent incident where an owner had replaced a wood fence with a new wood fence although our ACM requires any wood fence be replaced with a slumpstone wall. The owner has since removed the wood fence and constructed a slumpstone wall. There are two other locations where owners have recently been advised they must replace their deteriorating wood fences with block walls.

A few owners recently painted their gates with redwood stain although this color is not permitted. They are in the process of restraining them to comply. The committee drafted a change to the ACM which will more clearly state that redwood stain is not permitted.

Rules

Several letters were recently sent to owners regarding the requirement to keep dogs on a leash and clean up their mess.

Clubhouse

Used five times in the past month. No problems to report.

Neighborhood watch

Five 911 calls were reported in April.

Communications

All documents on the website have been updated. Newsletter should include web address.

ELECTION OF DIRECTORS

Don Vanasse, Anne Thomas and John Tryon were appointed as ballot inspectors. Christina Cornelius had previously been nominated. Nominations were requested from the floor but there were none. The ballot envelopes were opened and tallied and Dave Beaumont announced that Christina Cornelius was elected to a two year term. There is still one position to be filled and the board will make an appointment to fill this.

The annual meeting was adjourned.

ORGANIZATIONAL SESSION

The Board members voted on offices as follows:

President	Dave Beaumont
Vice President	Tom Kline
Treasurer	Lita Starr (will remain temporarily)
Secretary	Christina Cornelius
Member at large	Sally Allen

Janitorial pay

Gert Vanasse had requested an increase from \$225 per month to \$275 per month. A motion to approve this was seconded and carried effective, May 1st.

NEXT MEETING

June 8th, 2011 at 6:30 p.m. in the clubhouse.

Respectfully submitted,

John Tryon
Recording Secretary