

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 12TH, 2011

The meeting was called to order at 6:30 p.m. In attendance were Dave Beaumont, Sally Allen, Sabina Raymond, Christina Cornelius and Michael Furlong. John Tryon represented Condoministration.

OPEN DISCUSSIONS

Comment made about how board should do upcoming employee evaluations.

APPROVAL OF MINUTES

The minutes of the September meeting were reviewed. A motion to approve the minutes as circulated was seconded and carried.

TREASURER'S REPORT

Sally Allen reviewed the September report. A motion to approve the report as presented was seconded and carried.

COMMITTEE REPORTS

Welcome

Betty Rotenberg was not present.

Landscape

Lia Cooke requested some privacy screen trees be removed at 1797/1805OD, 377/363LC, 370/318LC and 574/578DP. California Landcare to contact Lia next time they come out to do this. Lia requested permission to install 4 new trees and one drip irrigation location for total cost of \$400. A motion to approve was seconded and carried. California Landcare to be advised not to remove any trees in future without permission.

Rules

Dave Beaumont advised that dogs off leash are still a problem.

Back yard maintenance

Improvements have been noticed.

Pool/Janitorial

Sarah Rockney reported no major problems. Timers for pool lights need to be adjusted. Will be stocking up on news supplies for bathrooms.

Architectural

Chuck Raines reported next follow up inspection will be completed on October 15th. He reported that the owner of 1816OD has submitted drawings and documentation for a railing next to the driveway and the committee has approved them.

Maintenance

Steve Buchan was not present. He had noted that there is a problem with the latch on the pool gate which is binding.

Clubhouse

Kate Garcia advised clubhouse has been used 8 times in past 30 days and will be used often during holiday season. .

Neighborhood Watch

Twelve 911 calls made during the past month. Several were for suspicious person on bike checking mailboxes.

Communications

Dave advised a counter has now been added to the website.

OLD BUSINESS

Street repairs

Quality Paving looked at Onda and Bandera and noted that the new asphalt was showing signs of degradation and should be slurry sealed soon. A bid was requested for slurry sealing all of the streets which have been resurfaced. Quality Paving quoted \$15,300 to seal all of the asphalt areas except Monte Vista, Coronado, Capistrano and Lido. A motion to approve the work was seconded and carried. Subsequent to the meeting Quality Paving quoted \$17,477 to seal all of our streets, parking spaces and RV lot. Although resurfacing had not been done to Monte Vista, Coronado and Capistrano the slurry would extend the time before repairs would have to be done. The board members thought the extra cost would be well spent and a motion to approve the additional work was seconded and carried.

Railing request 1816OD

Chuck Raines had advised that Anne Thomas submitted drawings, documents and approvals as required and the committee approved the project. A motion by the board to approve the request to install a railing was seconded and carried.

Lawn dethatch and aeration

Two bids were reviewed: Brothers Maintenance quoted \$12,000 and EZ Landscape \$9,880 although the latter included planting rye grass afterwards. We will table this until the spring for further action.

Clubhouse furniture

Mike Furlong is doing some investigation on purchasing new clubhouse furniture.

Pool service company

Several bids were reviewed for a pool service company to replace Viking Pool Service. A motion to select Pool Time at \$350 p.m. was seconded and carried.

NEW BUSINESS

Pool heater turnoff date

A motion to turn off the pool heater on November 7th (daylight savings) was seconded and carried.

Employee evaluations

Evaluation forms were sent to board members to complete prior to November meeting. Copies of job descriptions will be sent to aid in preparation.

Clubhouse cleaning

The board agreed the clubhouse should be cleaned three times per year instead of twice and the carpet cleaned in November. Kate Garcia had expressed interest in giving a price for doing the work.

2012 budget

The board reviewed the draft of the 2012 budget. A motion to approve the budget with an increase in the dues from \$135 to \$140 p.m. was second and carried. The additional funds will mostly go to the reserve account.

Next Meeting

November 9th, 2011 at 6:30 p.m. in the clubhouse.

Respectfully submitted,

John Tryon
Recording Secretary