

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
OCTOBER 12TH, 2016

The meeting was called to order at 6:30 p.m. In attendance were Lita Starr, Tom Kline, Chuck Raines and Christine McFall. Mike Furlong was absent. John Tryon represented Condoministration.

OPEN DISCUSSION

Request was made for a mirror at the corner of OD/BD. A resident reported seeing someone sleeping in a car and was encouraged to call police for this type of thing.

APPROVAL OF MINUTES

A motion to approve the September minutes as circulated was seconded and carried.

TREASURER'S REPORT

Tom Kline reviewed the September report. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Nothing to report.

Landscape

Lia Cook requested approval for new planting by 612BD and corner of BD/OD. Cost \$675. A motion to approve was seconded and carried.

Back yard maintenance

Lita reported that all the residents who received letters requiring work to back yards have complied. Reminder that after a warning letter the owner has 30 days to do the work or a fine may be levied.

Architectural

Chuck Raines reported two more block walls are being installed on Monte Vista. AT&T have taken over one of the satellite dish providers. Chuck said they are not willing to consult association regarding placement of the dish; they leave that up to the resident. We will contact their office and advise this must be done or their customer is liable to receive fines for improper placement.

Five homes have not complied with work requests from June inspection. The Board will review \$100 fines to be imposed. A suggestion was made to streamline and shorten the time allowed for owners to carry out work requested by the Architectural committee. The Board directed the Architectural Committee to revise the procedure and give owners 60 days to complete work after the initial request. If not completed within 60 days the owner will be fined \$100. This proposed amendment will be reviewed next month.

Pool/Janitorial

Spa heater had a problem but this has been repaired.

Clubhouse

Used once in past 30 days. Will be a polling place in November. Carpet to be spotted now and cleaned after the elections.

Rules

Nothing to report.

Maintenance

Nothing to report.

Neighborhood Watch

Neighborhood Watch sign to be ordered for RV gate.

Communications

The new website is now up and a few kinks are being worked out.

RV Storage

No report.

OLD BUSINESS

Asphalt repairs

Baja Court and the parking spaces on both sides in front of the clubhouse will be resurfaced on October 13, 14 and 15. The temporary speed bump on Monte Vista will be removed and a permanent one installed. Lita identified where this will go.

Clubhouse renovation and furniture

The twelve new chairs have been assembled and look great. Three new tables have been ordered. Lita is getting bids on installing canister lighting and removing popcorn ceiling.

Commercial vehicles

The Board again discussed whether any change to our existing rule is truly needed. Lita suggested the Board members walk around to see if there are problems sufficient to warrant changes in the rule.

Parking rules review

The Board discussed the problem of residents who are abusing time restrictions on parking spaces by moving vehicles to another spot when they receive a violation but the vehicle is essentially being stored and not in use. The Board will work on revising this rule to prevent abuse of it.

NEW BUSINESS

Rewiring pole lights in green belt

The Board discussed the problem with the underground wiring of pole lights in two green belt areas. The repairs for several failures have been expensive and it is becoming costly to deal with these one by one as they occur. The new budget has included funding so both areas (in front of clubhouse and behind day tennis court) can be completely rewired in one operation.

2017 budget

The Board discussed the draft budget which included additional funding for street repairs and renovating the clubhouse interior. Chuck Raines felt some of the categories, like utilities, were too optimistic and should be increased. Resurfacing Coronado, Capistrano and Lido will be done next year and slurry sealing the entire property the following year. Some of the personnel and contract impacts will be discussed in executive session.

Next Meeting

November 9th, 2016 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary