

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
NOVEMBER 9TH, 2016

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

OPEN DISCUSSION

Complaint made about planting Society Garlic because of the smell.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Tom Kline reviewed the October report and noted the reserve payment to Quality Paving for resurfacing Baja Court and the parking areas in front of the clubhouse. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

One packet delivered this month. It was agreed to send a summary page for the ACM, with a line item to find the complete rules on the website, instead of the entire document to new owners since they have already received it through the escrow company.

Landscape

Suggestion was made to allow owners to have input on the type of plants used in their yards. The Board will take this under advisement.

Back yard maintenance

Lita reported that the City will be doing a Code Compliance inspection, which includes verifying yards are maintained. This was mentioned to support that Del Prado would keep up its standards also.

Architectural

Chuck Raines reported he will be doing follow up inspections soon. Two owners have not completed required work: 324CAP and 590DPD. They have been fined and the association will proceed to get the work done and charge the owner as required.

Pool/Janitorial

Nothing to report.

Clubhouse

Used as polling place but they have not yet picked up the voting tables.

Rules

Nothing to report.

Maintenance

Nothing to report.

Neighborhood Watch

Lita reported that 65 people have signed up on Nextdoor.com.

Communications

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

RV Storage

Mike Montanez reported no issues. Signs to be posted for Neighborhood Watch and authorized use of the lot.

OLD BUSINESS

Proposed changes to ACM

The Architectural Committee revised the timeline allowed for owners to take care of required repairs. If after 60 days the work has not been completed and the owner has not contacted the Committee a fine will be assessed. A motion to approve the amendment was seconded and carried.

Clubhouse renovation and furniture

The new tables have been delivered. Lita reported that the original estimate was for 30 new light canisters but found 32 would be better. Total cost now \$2072.98. A motion to approve this plus an amount not to exceed \$300 for incidentals was seconded and carried.

Commercial vehicles

The Board discussed a revised definition for "commercial vehicles" used in the rules and regulations. A change was made to include vehicles 1 ton and above. A motion to approve the amendment was seconded and carried.

Parking rules review

No motion was made to make any changes to the published parking rules and the subject is tabled.

2017 budget approval

The budget had been approved last month and a copy was mailed to all owners with the November statements.

NEW BUSINESS

Spa heater

The spa heater had failed due to some corrosion of certain parts. The pool company said the heater is generally in good condition and recommended repairs (\$750) as opposed to replacement (\$3900). A motion to approve repairing the heater had been seconded and carried.

Del Prado Christmas Party

Scheduled for December 9th in the clubhouse. It will be a potluck and all residents are invited. Volunteers agreed to put up decorations.

Request for mirror at Bandera/Onda

Some residents requested a mirror at the corner of Bandera and Onda to help see traffic coming around the corner. Mike Furlong agreed to check into this to see if it is necessary and if there is even a place to put it.

Next Meeting

January 11th, 2017 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary

No later than December 31, 2017, all remaining wooden fences must be replaced with masonry walls meeting Del Prado architectural standards. Non-compliance will result in a \$100 fine each month until all wooden fences associated with the unit are replaced.