

# **DEL PRADO TOWNHOME ASSOCIATION**

**c/o Condoministration Unlimited  
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## **MINUTES OF THE BOARD OF DIRECTORS MEETING** **JANUARY 14<sup>TH</sup>, 2020**

The meeting was called to order at 6:30 p.m. In attendance were Dave Beaumont, Tom Kline, Carl Melhorn and Kelly Beckton. Lita Starr was absent. John Tryon represented Condoministration.

### **OPEN DISCUSSIONS**

A resident asked why the three plum trees on Del Prado had been removed and Dave Beaumont advised they were dead. Complaint made that irrigation is on too long and water running down streets.

### **APPROVAL OF MINUTES**

A motion was made to approve the minutes of the November board meeting and December special meeting as circulated. The motion was seconded and carried.

### **TREASURER'S REPORT**

The December report was reviewed and some questions regarding landscape expenditures answered. A motion to approve the report as circulated was seconded and carried.

### **COMMITTEE REPORTS**

#### **Welcome**

Lia Cook said five new residents were contacted. In future new residents will date and sign the slips acknowledging receipt of rules and regs and their phone number will be obtained.

#### **Landscape**

Dave Beaumont had received an irrigation plan which had been prepared by EZ Landscape. Lia will ask the gardener to turn off the irrigation system till further notice. Gardener said they can remove smaller trees when needed. Lia was authorized to spend \$710 on a new hedge alongside 1791 Monte Vista.

#### **Back yard maintenance**

Kelly Beckton said she is beginning a new round of inspections.

#### **Maintenance/Janitorial**

A \$100 gift certificate was given to Deane Nelson in appreciation of his services. Steve Buchner reported he has installed new fire lane signs, painted clubhouse roof vents and almost all J box shields installed. He was asked to paint wrought iron fence in pool area, install stickers on television boxes, repair clubhouse table, repair mailboxes as needed. There is a stain forming on the clubhouse roof stucco which was recently repaired.

#### **Pool**

Ex resident of 1781DP has been climbing pool fence and police will be called to report trespassing if this continues. Mary Runge said wrought iron fence should be painted soon.

#### **Rules**

Dave Beaumont cautioned against residents trying to represent the Board in rule enforcement, especially in regards to parking. A motion to amend the rules to prohibit pets in the pool was seconded and carried.

## **Architectural**

Chuck Raines reported that XXXBD has completed all requested repairs, XXXLC has completed none of the requested repairs and XXXDP has not completed required repairs. The committee completed the January inspection with a total of 92 items requiring repairs by owners. Letters will be sent by the end of the month. Suggestion made that we should add a new rule requiring all Christmas decorations to be taken down by end of January. This will be put on next month's agenda. The committee verified balconies should be painted the same color as exterior trim and molding. ACM will be modified accordingly. Lots of mailboxes are shaky for various reasons and handyman will do corrective work. Committee recommended the Board address the issue of solar panels- sooner or later an owner will want to put these on the roof and there should be guidelines regarding this.

## **Clubhouse**

Used twice in December and once so far in January.

## **Neighborhood Watch**

Seven 911 calls last month although two were hang-ups.

## **Communications**

Nothing to report.

## **OLD BUSINESS**

### **Pool heater**

Larry Pheiffer from Viking Pool attended to discuss replacement of the pool heater. The old heater is 16 years old and cannot keep up with heat loss in cooler weather. He would like to dismantle the existing heater to see if it can be rebuilt. The cost of this would be \$2000 as opposed to \$3500 for a new heater and the old heater is much better made than the new units which don't last as long. If the old one could be rebuilt he estimated we could get another 8 years from it. Due to space restrictions we can no longer consider installing 2 smaller heaters. A motion to have him determine if the old heater can be rebuilt at a cost of approx. \$2000 or replace with a new heater for \$3500 was seconded and carried.

### **Clubhouse roof repairs**

TCA Service recommended installing wood screws into the clubhouse roof overhang on the west side to help support the weight of the stucco panels. Steve Buchner will be asked to do this.

### **Verizon FIOS installation**

A hookup at 493BC was done in a very sloppy manner and we will meet with a Verizon representative to make sure this and new installs are done in a satisfactory manner.

### **Street repairs**

An additional bid had been received from J&H Engineering which would include resurfacing 20,000 sq. ft. in Phase 1 and 2 as opposed to 5025 sq. ft. in Phase 1 which was approved last month. The new proposal would include asphalt overlay of 1" as opposed to 1 1/2" overlay since this would avoid damaging petromat overlay previously installed under existing asphalt. The new bid was for \$18,260. A motion to rescind the previously approved proposal for \$10,805 and approve the new one for \$18,260 was seconded and carried.

### **Lighting repairs**

Dave Beaumont reported that the under-street conduit installation in three locations has been completed by CNC. He said estimates had been received around \$6000 to rewire all the pole lights in Phase 1 but the board agreed that the problems do not warrant it at this time.

## **NEW BUSINESS**

### **Request for No Parking on Del Prado**

A request had been made to make the entrance area on Del Prado a No Parking zone. This was tabled until the Board can look at it. It was noted that the same situation exists at the entrance on Monte Vista which also permits parking on one side.

### **Kino drain**

Dave Beaumont spoke about the problem of drainage from Kino Street which travels through Del Prado on surface streets. In addition to causing flooding of our streets it causes significant damage to the asphalt. A meeting had been held with Hawks and Associates and J&H Engineering in which they suggested installing underground drainage from Kino/Viejo in a straight line out to Brentley. They estimated the engineering cost at \$3000 to \$5000 and installation cost at \$25,000. A motion to approve the engineering cost and obtaining bid for the work was seconded and carried. A decision to proceed or not will be based on this information. We will also consult the association's attorney to determine if it would be an expense covered by our existing street reserves or if it should be a separate project requiring additional funding by dues increase or special assessment.

### **Newsletter items**

Any Christmas decorations be taken down. Reminder that unpainted gates must be painted by end of March as previously advised. Six months were given for owners to complete this.

### **Next Meeting**

February 11<sup>th</sup>, 2010 at 6:30 p.m. in the clubhouse.