

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
MARCH 14TH, 2018

The meeting was called to order at 6:35 p.m. In attendance were Lita Starr, Chuck Raines, Eloise Mansfield and Phyllis Harsma. John Tryon represented Condoministration. Assist. Community Mgr. Tanya Quin was also present.

DISCUSSION PERIOD

Owner reported that there are 6 tennis court lights out. We will have electrician investigate and give cost for replacing with LED bulbs. Complaint about flat bed truck in front of tennis courts. Lita advised Board gave special permission till April 1st when the owner, a member of the Armed Services, is being deployed and the vehicle will be removed.

APPROVAL OF MINUTES

A motion to approve the Minutes of the February meeting was seconded and carried after noting that Christine Mc Fall had already resigned from the Board prior to the February meeting.

TREASURER'S REPORT

John Tryon reviewed the February report. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Christine McFall is still delivering association info to new residents.

Landscape

Susan Rifanback did a walkthrough with Eric of EZ Landscape. He is splitting and transferring aga panthas where needed. Lita requested Susan work closely with Tanya Quin to prevent overlapping efforts. Our tree trimmer will be asked to look at the tree in front of XXX since it may be damaging sewer lines. Tree trimmer contractor to bid removing dead pear tree in green belt between Escondido and Lido Ct.

Architectural

Chuck Raines reported Tanya Quin is making great progress with inspections and following up to get owners to comply. He reported that all of the missing gates in block walls have now been installed. An owner who had raised the height of his wall had made it one course too high but had agreed to remedy this. Chuck spoke again about the problem of substandard satellite dish and FIOS cable installations and getting them corrected. The Board will discuss remedies in the Executive Session. The Board agreed that lights around the perimeter of a unit are considered holiday decorations which need to be removed immediately after the holiday.

Clubhouse

Used three times last month. Carpet cleaning will be discussed at the next meeting. Meanwhile we can have stains spotted by handyman.

Pool/Janitorial

It was decided to delay turning on the pool heater for at least a week due to cold temperatures and rain.

Maintenance

Handyman has installed mailbox inserts.

Neighborhood Watch

Residents and owners are encouraged to register on Nextdoor.com for current info.

Communications

Mike Furlong has been updating entries on the site.

RV Storage

Dave Beaumont has taken over as Chairman of the RV committee. Board advised him he has authority to assign different locations to users in the interest of making parking easier.

OLD BUSINESS

Garage sale

Scheduled for April 14th. Lita has arranged for ARC to come and do a pickup on the following Monday. Lita asked for authorization to purchase a garage sale banner for \$90. A motion to approve was seconded and carried.

Mailbox inserts

Additional 10 inserts have been delivered and installed.

Clubhouse electrical panel

The electrician said Edison required some specification changes and the supplier is modifying the proposal for approval by them. We will not receive the cost until the specifications have been finalized and approved by Edison.

Shut off valves in street

Water Dept. has not yet set a date to meet to make plans for testing which valves are working. John Tryon will expedite this.

NEW BUSINESS

Identification of trees to be removed

Lita said she and Tanya inspected the trees which California Landcare said were dead and should be removed. It appeared that some were still alive. Decision will be delayed until we can be sure which ones are not showing any new growth.

Annual meeting

Elections will be held in May. Nominations will be requested in the next mailing. Lita Starr, Chuck Raines and Phyllis Harsma will be completing their terms. All three agreed to accept nomination for another term.

Trailer and RV parking

The Board discussed parking of utility vehicles on driveways and common areas. One resident asked permission to park a utility trailer on their driveway for over a month. Others are frequently leaving utility trailers parked on streets and driveways until they receive a warning. The Board agreed to be more consistent in enforcing the rule, which does not permit any type of commercial vehicle, as described in the Rules & Regulations to be parked in Del Prado overnight. It is at the Board of Directors discretion to allow utility trailers to be parked on driveways overnight by contractors while they are working on a unit. Residents using commercial vehicles or trailers must park them overnight in their own garages and not in common parking areas.

Newsletter items

Reminder that permission MUST be obtained prior to installation of satellite dish or cable hookup. Our rules state that an automatic fine will be assessed for failure to do so. Reminder for owners to order a lockable mailbox insert if concerned about security.

Next Meeting

April 11th, 2018 at 6:30 p.m. in the clubhouse.