

DEL PRADO TOWNHOME ASSOCIATION

c/o Condoministration Unlimited

355 N. Lantana Street #710

Camarillo, CA 93010

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MINUTES OF THE ANNUAL MEETING

MAY 30th, 2018

The Annual Meeting was called to order at 6:35 p.m. Board members in attendance: Lita Starr, Chuck Raines, Phyllis Harsma, Eloise Mansfield. Lita Starr reported that Brian Kelley had been appointed to the vacancy on the Board earlier in the month. John Tryon represented Condoministration.

It was established that a quorum was present. Eighty seven units were represented in person or by proxy. A motion to approve the Minutes of the last meeting as previously distributed was seconded and carried.

Lita Starr reviewed the April financial report. A motion to approve was seconded and carried.

ELECTION OF DIRECTORS

Ballot counters were appointed: Ryan Hughes, John Tryon and Cherie Blaker. Phyllis Harsma, Chuck Raines and Lita Starr had previously been nominated for election. Nominations were requested from the floor but there were none. The ballot envelopes were opened and tallied and it was announced that Chuck Raines, Phyllis Harsma and Lita Starr were elected to a two year term. Eloise Mansfield and Brian Kelley have another year remaining on their terms.

COMMITTEE REPORTS

Landscape

Lita thanked Tanya Quin for her work on this and the other committees. The gardener has been working on sprinklers and was reminded to have his workers aim leaf blowers away from garage doors and patios so dust and cuttings do not get blown there.

Architectural

Chuck Raines reported that they have been able to get owners to complete most of the major repairs and the latest inspection identified relatively minor issues requiring attention. The last newsletter reminded owners that using the correct brand of paint was imperative and that satellite dish installations could not be done using weighted blue buckets. Chuck advised one unit has recently had a dish installed at the back of the roof using these buckets which are only partially visible from the street. No motion was made to make an exception in this case.

Rules

Nothing to report.

Clubhouse

Nothing to report. Ann Christensen will be reminded to tell users they must take their trash away with them. Carpet to be cleaned in July.

Pool/Janitorial

Cheri Blaker reported no big problems. The spotlight over the spa should be moved so it does not shine directly into people's eyes. New clock needed over pool.

Neighborhood watch

Lita encouraged residents to sign up onto Nextdoor.com to stay informed. Police Dept. issued the following reminders: keep cars locked with no items visible inside. Keep unattended garage doors closed. Report suspicious activity immediately and try to include license plate and descriptions when possible.

Maintenance

Handyman has installed the last batch batch of mailbox locks. He has been prepping and painting the wrought iron fence panels on Brentley.

Communications

Mike Furlong continues to post current information on the website.

Welcome

Nothing to report.

R.V. Lot

Nothing to report.

OLD BUSINESS

Tree removal

Dead tree behind pool (Escondido) to be removed by Calif. Landcare as part of contract. Tree in front of 477BC is damaging cable and utility boxes. Board agreed it should be removed. Bids will be obtained and selected via email. Dead cypress shrubs in front of 639OD have termites. EZ Landscape quoted \$800 to remove shrubs and roots; Moon quoted \$700. Motion to select Moon was seconded and carried. Stump in front of 431VD will be removed next time any grinding is done.

Request for Stop sign and red curb

To be discussed in Executive Session.

Street valve inspections

John Tryon reported the City of Camarillo Water Div. inspected all of the water valves in our streets. They advised all of them are operable. One does not seal entirely and two have stripped bolts but all are functional. We will table till January further discussion about getting the City to take over our water lines.

Tennis light replacement

Electrician has not yet provided estimate and response as to whether burned out lights can be replaced with LED bulbs. He will be advised if this is not possible to just replace

them with standard bulbs at a cost not to exceed \$800. One resident claimed he saw all the lights were working.

Clubhouse electrical panel

We are getting two more bids for replacement of this panel.

NEW BUSINESS

Shed theft

Our equipment shed was broken into and power tools belonging to Frank Maciel were stolen. Cost estimated at \$1700. It was agreed Frank should be reimbursed. A resident handyman offered to reinforce the door for \$250 and the Board agreed to this provided he has proper insurance and license.

Definition of commercial vehicles

The Board discussed the appropriateness of our current definition since recent court rulings stated oversize vehicles were often used as “daily drivers” and not for commercial purposes. Chuck submitted a revision which clarified restrictions on vehicles clearly designed for business purposes. A motion to approve was seconded and carried.

Tree root damage to Ponderosa drain

Roots from a tree located between our fence and a home on Murray have damaged the concrete drain there. The Board agreed we should request the owner to share the cost of the tree removal and we will be responsible for the cost of repairing the concrete drain.

The annual meeting was adjourned at 7:40 p.m.

NEXT MEETING

June 13th, 2018 at 6:30 p.m. in the clubhouse.