

**DEL PRADO TOWNHOME ASSOCIATION**  
c/o Condoministration Unlimited  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**JUNE 13<sup>TH</sup>, 2018**

The meeting was called to order at 6:30 p.m. In attendance were Lita Starr, Chuck Raines, Eloise Mansfield, Phyllis Harsma and Brian Kelley. John Tryon represented Condoministration. Assist. Community Mgr. Tanya Quin was also present.

**DISCUSSION PERIOD**

XXX spoke about her requests for removal of a parking space on DPD and for a larger mirror, which were denied. She complained about condition of bathrooms and clubhouse.

**APPROVAL OF MINUTES**

Minutes to be corrected to show Chuck Raines is Vice President. A motion to approve the Minutes of the May meeting as corrected was seconded and carried.

**TREASURER'S REPORT**

Eloise Mansfield reviewed the May report. It was noted that most categories are on or under budget. Water is significantly lower since the irrigation is less during the winter. A motion to approve the report was seconded and carried.

**COMMITTEE REPORTS**

**Welcome**

No report.

**Landscape**

Tanya Quin advised she pointed out to the landscaper some brown areas on lawns and spots where replacement plants are required. Some of the birch trees are now blooming and she will list any which are not and must be assumed to be dead.

**Back yard maintenance**

Discussion regarding sun shades and umbrellas which have been popping up. Chuck said some of these can be approved but residents must request permission before installing. Lita will address this issue in the next President's letter. The Board approved the gazebo at XXX and the committee will review a sun shade installed at XXX.

**Architectural**

Chuck Raines reported the blue barrels used to mount a satellite dish XXX have already been moved after the owner was advised they are not approved. The owners at XXX have still not removed theirs despite an assurance they would do so. They will continue to be fined \$100 per month until they comply.

**Clubhouse**

Department of Elections has not yet picked up the voting materials used in the recent elections.

The Board discussed use of the clubhouse for this purpose and it was agreed we will no longer allow the clubhouse to be used as a polling place.

### **Pool**

No problems to report.

### **Janitorial/Maintenance**

The equipment shed was recently broken into and all the handyman's power tools were stolen; they were his personal property. A police report was taken. Our insurance advised that since they were his personal property, and there was no negligence on the part of the Board for locking the shed, a claim could not be submitted. Frank Maciel estimated replacement cost of the tools at \$1470. A motion was made to offer him \$1500 as reimbursement provided a waiver is signed. A motion to approve this was seconded and carried.

### **Rules**

Nothing to report.

### **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 submitted a report. There are two open spots and some vehicles have been shifted to different spaces for easier access.

### **OLD BUSINESS**

#### **Tree removals**

Moon Han Hur quoted \$650 to dig a trench next to 1762MV to cut roots damaging the sewer lines and install a root barrier. He quoted \$700 to remove the cypress tree in the front yard of 477BC and remove the roots. A motion to approve both was seconded and carried.

#### **Tennis lights**

The electrician advised that new LED bulbs cannot be fitted to our fixtures. A source for standard bulbs was found and five replacement bulbs have been ordered.

#### **Clubhouse electrical panel**

Two additional bids are being obtained for replacement of this panel.

### **Ponderosa drain**

The Board had previously discussed the tree roots which are damaging the concrete wall on the drain behind Bandera which leads to Ponderosa. The tree appears to have grown as a volunteer from the adjacent neighbor's back yard and has grown and forced its way between the two back to back fences separating the properties. It was decided to ask the neighbor to share the cost of removing the tree and the association will bear the cost of repairing the drain. He has been contacted but no response received yet.

### **NEW BUSINESS**

#### **Wall extensions**

The Board discussed a couple of examples of unapproved wall extensions. It was agreed our current guidelines are sufficient. The problems occur when residents make additions without first contacting the Architectural Committee for approval.

#### **Sidewalk repairs**

The Board agreed it is time to inspect our sidewalks again and identify spots where further grinding is needed to remove trip hazards. Tanya also pointed out there is a section of wall by Del Prado/Brentley which appears to be damaged by jacaranda roots.

#### **Next Meeting**

July 11<sup>th</sup>, 2018 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon  
Recording Secretary