

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
AUGUST 8TH, 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 said the mirror at EC/DP is angled wrong and needs to be adjusted. A resident reported a dog attack; she was encouraged to report this to Animal Control.

APPROVAL OF MINUTES

A motion to approve the Minutes of the July meeting was seconded and carried.

TREASURER'S REPORT

Eloise Mansfield reviewed the July report. A motion to approve the report was seconded and carried. Eloise reported on interest rates for the Union Bank CD which is maturing. Since there is very little difference it was agreed to let it roll over for a three month period.

COMMITTEE REPORTS

Welcome

No report.

Landscape

Lita reported that Tanya has taken over all duties now and Susan Rifenbark no longer involved. EZ Landscape will be asked to make suggestions for replanting the planter area at the end of the EC cul-de-sac next to the pool. EZ Landscape quoted \$325 to plant drip irrigation for three redwood trees in the same area. A motion to approve was seconded and carried. California Landcare is scheduled to do next phase of tree trimming later this month.

Back yard maintenance

Tanya is following up on issues: primarily fallen fruit and items placed on block walls.

Architectural

Chuck Raines reported a patio cover/gazebo at XXX was installed without permission and is not the right color. A \$100 fine was assessed for failure to obtain permission and a deadline was given for painting correct color. Owner of XXX is in hospital and unable to paint a small section of siding and his front and back gates. A motion to have our handyman do this and charge the owner was seconded and carried..

Clubhouse

Lita reported the county elections division had been advised we no longer wanted the clubhouse used as a polling place. A motion was made to reconsider this decision since it does

benefit our residents; especially those who find it difficult to get around. After discussion it was voted to advise the elections committee we would continue to permit the clubhouse to be used for polling provided the equipment is picked up promptly afterward and the clubhouse left in acceptable condition, otherwise approval will be rescinded.

Janitorial/Maintenance

Clubhouse door lock has been strengthened and handyman will install a hasp.

Pool

It appears that some residents know the combination for the pool gate and are using the pool outside of approved hours. A motion to change the combination 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 had reported a resident wanted to reserve the remaining spot in the RV lot although he does not yet have an RV. The Board did not approve this since the RV to be parked had to be approved before a space could be assigned.

OLD BUSINESS

Ponderosa drain

Three bids had been received for removing the tree and roots which are damaging the Ponderosa drain behind Bandera. The least expensive was \$1225 from California Landcare. A motion to approve it was seconded and carried. Work will be done after we receive reimbursement from owner of 1900 Yolanda who agreed to split the cost.

Tennis court lights

Although five bulbs were recently replaced it appears some or all may have burned out. The electrician had advised they were definitely working when he left but the fixtures are so old they are overheating and shorting out. He recommended contacting Pacific Tennis Courts who have expertise in replacing fixtures on existing light poles. They have been contacted and will be coming out to give recommendations.

Clubhouse electrical panel

Three electricians submitted proposals for replacing this panel. Although Creico Electric was the highest we had agreed that if he was not awarded the contract we would reimburse him for time spent establishing what Edison would approve and outlining the specifications. This

made the cost difference negligible and a motion to approve the Creico bid for \$14,700 was seconded and carried. He will be asked about the cost of renting a generator so the power stays on. It was agreed the work should be scheduled after Labor Day.

EC/DP mirror and sign

A larger mirror had been ordered but it was discovered to be for interior use and did not appear to improve visibility so a motion to return it was seconded and carried. Instead, a sign saying CAUTION BLIND CORNER was installed and the original mirror put back. Handyman will be asked to keep it clean.

NEW BUSINESS

Pool rules- flotation devices

Brian Kelly submitted a draft of the pool rule to clarify which type of flotation devices could be used. Some changes were made and a motion to approve it was seconded and carried.

Carpet cleaning

Home Pride will be cleaning the clubhouse carpet on August 20th.

Parking signs

Tanya took an inventory of the signs which need to be replaced and these have been ordered. Chuck Raines advised the Private Property sign on the Kino gate needs to be replaced.

ACM amendment

Our architectural guidelines still contain sections dealing with wooden fences. Chuck Raines and the committee made changes to remove them. A motion to approve the changes was seconded and carried.

Next Meeting

September 12th, 2018 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary